

COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF STANTON

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ACKNOWLEDGMENTS

This comprehensive plan for the Town of Stanton could not have been produced without the support of the Stanton Town Board. The Town Board members agreed to enter into a three-year contract with Dunn County to develop the plan. As part of that plan, the Town Board also created a Plan Commission ordinance and appointed a five member Plan Commission.

The creation of this plan required considerable involvement and input from Town citizens, who responded to a citizen opinion survey and a landowners' survey and attended open houses and visioning sessions to hear progress reports and to present feedback and direction to the Plan Commission. The final product reflects this public input process.

Town of Stanton Plan Commission

The bulk of the work expended to produce this comprehensive plan was done by the Plan Commission members who met at least monthly from August 2002 to the completion of the project. In between meetings members conducted research, organized data, and wrote reports. Following is a list of Commission members and the facilitator provided by the County:

Steve Nielsen, Chair
Bob Anderson
Terri Golen
Marv Lansing
Dawn Mitchell
Bryan Evans, past member
Bob Colson, Facilitator

Agriculture Ad Hoc Committee

Land Use is the driving force for planning so the future role of agriculture is a salient element in the Town's planning process. Special thanks is given to the following active farm operators for assisting the Commission in identifying productive farm lands within the Town of Stanton:

Ken Finder
Vic Harris
Jerry Hoffman
Bill Krueger
Brent Larson
Joe Wyss

Special thanks also goes to Town Patrolman Kevin Finder for his able assistance in helping identify landowners engaged in some type of farming.

Technical Assistance

Comprehensive planning documents such as this include a wide range of materials and information gathered and produced by many people. The Plan Commission relied on such talent to assist it in compiling and, in some cases, in analyzing data needed to create this document. Shown below are those who provided vital assistance to the Plan Commission:

Candice Anderson, Geologist
Jim Forster, Dunn County Conservationist
Mike Helgeson, Dunn County Zoning Administrator
Marty Havlovic, UW-Extension
Richard Mechelke, Conservation Planner/Maps

Because of the help of local citizens and the individuals named above, the Town of Stanton Plan Commission was able to complete the Comprehensive Plan placed before you. Their efforts should help this Town to face the future with a clearer vision.

PART I INTRODUCTION

Land Use Concerns

During the late 1990s in Dunn County several issues arose that alarmed local citizens. The first was the development of large corporate farms with several hundred or even thousands of cattle located on one site. A large egg and chicken operation attempted to locate in northern Dunn County. A national organization wanted to construct a car racing track on the Connell Orchards in Weston Township. Realizing that they had few ways to prevent such developments, some townships, including Stanton, began to address comprehensive land use planning.

At the 2000 Stanton Township annual Meeting residents gave the Town Board village powers. Such powers allowed the Town Board to create a two-year moratorium on land use (interim zoning ordinance). At the same meeting, residents requested that the Board establish a committee to investigate future land use policies, and the Board appointed a three-member committee, Harold James, Robert Fitzwilliams, and Mag Lansing.

After the Committee studied land use options, including county zoning, a special Town Board meeting was held on May 23, 2000 at the Knapp Village hall to present and discuss land use issues, with the assistance of Mike Helgeson, Dunn County Zoning Administrator. Subsequently, the Committee obtained, from the Dunn County Real Property Department, computer print-outs describing all Township parcels and indicating their owners. Using the Dunn County Comprehensive Zoning ordinance definition for zoning districts, the Committee identified all Township parcels so land owners could see how their property would be zoned. That data was transferred to a Township map, which color-coded each property according to zoning district, A1, A2, A3, etc.

This map was posted at the Knapp Village Hall, and property owners were asked to inspect it and to request changes, if they so desired. Two public meetings were held by the Committee and Mike Helgeson on January 31 and February 3, 2001 to answer questions and to hear suggestions. Modifications of the maps were made based upon owner requests. After the maps were reviewed, they were submitted to the Dunn County Planning, Resources, and Development Committee. On June 12, 2001 that Committee recommended that the Stanton Zoning Maps be included in the County zoning ordinance. The amended ordinance was adopted by the Dunn County Board of Supervisors on June 20, 2001.

To gather opinions and ideas of residents for the construction of a citizen survey instrument, two public forums were held on September 26 and 29, 2001. Much discussion occurred, but there was no follow-up because it was learned that Martin Havlovic, UW Extension Educator, was already fully prepared to conduct, tabulate, and analyze a survey. Moreover, the Planning, Resources, and Development Department of Dunn County was on the verge of obtaining a state grant to assist Dunn County municipalities with their 2000 mandate to develop comprehensive land use plans. The Stanton Town Board adopted a resolution on October 31, 2001 to join eleven other Dunn County townships and the Village of Elk Mound in a Smart Growth Comprehensive Planning grant proposal. On September 14, 2002 the Stanton Town Board adopted its Plan Commission ordinance and approved appointments of five Plan Commission members: Robert Anderson, Bryan Evans, Terry Golen, Steve Nielsen, and Marvin Lansing. Dawn Mitchell was designated as an alternate.

History of the Town of Stanton

The Town of Stanton is located in northwestern Dunn County adjacent to the Towns of Springfield and Glenwood in St. Croix County. It is a standard 36 mile township that includes the incorporated Village of Knapp on its south side and borders the Village of Boyceville on the north. Stanton is one of twenty-two townships within the county.

From the creation of the Northwest Territory in 1787 until 1818, the area currently named Dunn County was, in order, part of the following territories: Michigan, Illinois, and, finally, Wisconsin Territory in 1836. In 1818 Crawford County was formed to include all of Western Wisconsin and that part of Minnesota east of the Mississippi River. In 1840 St. Croix County was formed out of the northwest portion of Crawford. As settlement of Europeans increased following Wisconsin statehood in 1848, St. Croix County was reduced in size by legislative act. Dunn County was formed in 1854, initially including today's Pepin County. Pepin County was created shortly thereafter in 1858.

As was often the case within the territories and later within states, many large townships were reduced in size to promote and to facilitate more effective local government when the land increased in population. New Haven Township was set off from Menomonie Township in 1866. On November 15, 1870, the Town of Stanton was created out of New Haven, including at that time what is now the south half of Tiffany Township. Tiffany was created in late 1873 or early 1874, leaving Stanton the 36 mile shape it has held for the past 128 years.

Explorers such as Nicolas Perrot in the late 1600s and Jonathan Carver, a hundred years later, visited the area. Permanent settlers were attracted to Dunn County by the growing timber industry. The first lumber mill was established in 1822 at the confluence of Wilson Creek and the Red Cedar River by Hadin Perkins, representing James Lockwood and Joseph Polette. Those holdings were purchased by William Wilson and John H. Knapp in 1846. In 1853, Andrew Tainter and Henry L. Stout bought in and formed the Knapp, Stout and Company. By 1873 Knapp, Stout had become the largest lumber corporation of its time, owning 115,000 acres of land and employing 1200 men. The close proximity of the Town of Stanton to this milling operation as well as the presence of Wilson and Annis creeks (flowing into the Red Cedar at the millsite) further stimulated industry and settlement.

The West Wisconsin Railway laid tracks along the southern border in 1870, locating a station in the Village of Knapp. Government land, acquired by various means from the Winnebago (Ho Chunk) and Chippewa (Ojibwa), was given to the railway to finance construction. These land grants were composed of sections (640 acres), lying, alternately, north and south of the right-of-way. The sale of railroad lands to lumber companies and settlers not only increased the population and commerce, but gradually removed the virgin timber from the township. Cut-over land was fertile and quite suitable for the development of small farms.

During the late 19th and early 20th century, farms throughout Stanton were small, ranging from 40 to 160 acres. They became diversified, with cows, horses, pigs, chickens, and logging. In addition, many small farmers hired out during the winter months. For the most part, farming in these times was "a way of life" rather than a business. That condition began to change after World War II.

During the early 20th century, agriculture in Wisconsin was shifting from the growing of wheat and lumbering to dairying; Wisconsin was well on its way to becoming known as the "dairy state." The hills, valleys, wetlands, and adequate, tillable lands of Stanton proved suitable for pasturing cattle and raising forage and feed grains. As a result, dairy farming spread throughout the township, supporting local creameries and

cheese factories. When farms became more mechanized, they became larger and less diversified. Over the last fifty years, chickens and pigs, as well as cash crops such as cabbage and cucumbers, gradually disappeared from the once diversified operations. Each farm featured more cows that were being milked, and more milk production per cow. That, too, was soon to change.

Small farming has declined, drastically. One need only drive up County highways K, O, and Q to observe a large number of vacant dairy barns (many have disappeared). Dairy farming is not what it used to be. In the past few decades cows have vanished from most of the farms in the township. Furthermore, the terrain that was appropriate for the small farms of the past is not attractive to large family-owned or corporate farms. The many five, seven, or ten acre fields that cannot be connected and make it difficult to achieve the efficiency necessary for successful large-scale farming.

More and more land is being used for hobby farms, planted with trees, placed in government programs or planted with hay, corn, and soybeans. Many wetlands, once pastured or cultivated, have devolved back into their original state.

Currently, the vast majority of Stanton landowners do not make their living off the land. Still residing here, they either work in nearby villages or travel to Menomonie, Eau Claire, Hudson, or the Twin Cities to work. Others have moved to Stanton to retire amid the bounties of nature that may become the Town's greatest asset.

In the 21st century, Stanton finds itself home to an influx of new citizens, attracted by the beautiful rural land, its reasonable proximity to work, as well as its educational, shopping, and cultural opportunities. Just to the west, St. Croix County has developed rapidly, putting pressures on Stanton. It is incumbent upon the Town of Stanton to manage its future with care. Hence the need for a comprehensive land use plan.

Cultural and Historical Sites

Since the incorporation of the Village of Knapp in 1905, the Town of Stanton has been completely rural. From its very beginning, town residents relied on nearby settlements and later villages for shopping, services, church and other traveling cultural events. The town industry was changing from logging to farming. One-room schools began to appear. Eventually nine one-room elementary schools and the Knapp grade school served the town. Knapp also provided two years of high school (see 1927 Stanton map). School reorganization in the early 1960s caused these "country schools" to close. Since then, Stanton pupils attend school in Boyceville, Glenwood City, and Menomonie for their elementary and high school education. One of those country schools, Pleasant Dale, has been restored and serves as a one-room county school exhibit for current students and interested adults. It is located next to the Knapp Elementary School and is run and managed by the Menomonie School District.

Former and current residents traveled to nearby villages and to Menomonie to attend church. Knapp, Boyceville, Downing, Glenwood City, Wilson and Menomonie all had and have Protestant churches and all but Knapp and Downing have Roman Catholic churches. Surely, church services were held in homes and some schools until congregations could build a church. Other than that, no church buildings exist in the current township.

Other than family burial spots, there have been two town cemeteries: the "old" town cemetery located in the south east quarter of Section 27 and the current Forest Hill Cemetery located on Hwy 12 in section 35. The old cemetery has been abandoned.

A house of historical significance is the Omar Cole House currently owned by Mason and Kristen Dusek (formerly by Tony and Margaret Sammenfink). Mr. Cole was the first settler in Stanton (1863) and built the existing house in 1868. In addition to being a farmhouse, it served as a stage coach stop, inn, and school. This house,

located on 770th Ave. in section 34, is in great condition and continues to be used as a family dwelling.

The second house built in the town is believed to be that of the John Bailey family where Betty and Cliff Nielsen live just north of Hwy 12 on Co. Hwy Q.

Today, as in the early days, town residents rely on nearby communities for cultural activities. However, with modern transportation, communication technology and extensive library resources, today's residents easily avail themselves of a myriad of cultural opportunities while nestled in the rural hills of Knapp.

Sources:

Curtiss-Wedge, History of Dunn County
Dunn County Historical Society, Dunn County History
Mark Wyman, The Wisconsin Frontier, 1998
Town of Stanton Records

Background and Authority

Wisconsin act 9 of the 1999-2001 state biennial budgets commonly recognized as Wisconsin's "Smart Growth" legislation was approved. Under the new law, any program or action of a town, village, city, county, or regional planning commission after January 1, 2010 that affects land use must be guided by, and be consistent with, an adopted Comprehensive Plan and meet the standards of Chapter 66. 1001 of the Wisconsin Statutes. The town utilized the following State Statutes to comply with the planning mandate, Chapter 60.61 authorizes and outlines the relationship of planning and zoning for town government.

Chapter 62.23 enables the town to exercise village powers. On April 15, 2000 the town adopted village powers allowing the formation of a Plan Commission, to develop a Comprehensive Plan and to do other planning and zoning activities.

State law requires a Plan Commission to draft and recommend adoption of a comprehensive plan. September 14, 2002 the Town Board drafted and adopted resolution 19 authorizing the formation of a Plan Commission

As per a state mandate all units of government must comply with the Wisconsin Dwelling Code (UDC). On September 16, 2004 the town adopted ordinance number 22 authorizing a local control to inspect and enforce the UDC.

Land Use Planning Process

It was the responsibility of the Plan Commission to learn about past community changes, changes likely to occur in the future, and community likes and dislikes and to define what residents want the community to become. The Plan Commission studied supporting information and evaluated Township needs. Community participation in this process included a survey, visioning sessions, and open houses. The Plan Commission is charged with the responsibility for making recommendations to the Town Board to ensure that implementation of the plan is consistent with the goals and objectives. Based on its findings, this plan makes recommendations to the Town Board regarding appropriate actions necessary to address protecting/preserving valuable Township characteristics for a twenty year planning horizon.

Recommendations in the comprehensive plan are long range and it is important to understand that some of them may not be implemented for a number of years. It is possible that some recommendations may never be implemented. Consequently, recommendations to create local ordinances need not be drafted and implemented immediately. The same holds true with respect to county zoning. If the Town becomes zoned, existing county-zoning districts may not need to be immediately changed to reflect the town's comprehensive plan. However, if the town were to become locally zoned, the town would need to draft the basic zones and could make changes to zoning districts to reflect the town's comprehensive plan as needed. All recommendations, goals, objectives, and changes should be made incrementally.

Comprehensive Plan Objectives

Development has existed in the town since its inception, but it has only been in the last 10-20 years that these pressures have become an issue within the Township. Development pressures have reached the point where residents believe that if something isn't done soon the town will risk losing its rural character.

The purpose of the plan is to provide information about the Town, its resources, its residents, and its existing character. The plan also addresses community concerns about what the community wants to be in the future and describes how it intends to get there. The Town Board and Plan Commission will use the plan to make decisions about future growth and development.

The plan is organized around nine planning elements: Issues and Opportunities; Housing; Transportation; Agriculture; Natural and Cultural Resources; Utilities and Community Facilities; Economic Development; Land Use; Intergovernmental Cooperation; and Implementation. Following are general overviews and an analysis framework addressing the nine planning elements and general overviews.

Issues and Opportunities

Provides demographic information and identifies development trends by identifying key issues and opportunities, researches selected trends in the local economy and demographics, and generates population projections

Housing

Provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

Transportation

Provides basic information about existing transportation networks in and around the township. It assesses existing transportation facilities, reviews statewide planning efforts, develops a long-term transportation plan, and develops goals and objectives.

Agriculture

Collects agricultural information on the variety of agricultural resources and programs in the area. It develops maps of important agricultural resources such as productive soils, topography, land cover, and water features. It identifies areas of significant agriculture and areas of non-agricultural importance.

Natural and Cultural Resources

Provides basic information on a variety of natural and cultural resources in the area, and develops maps of significant and/or environmentally sensitive areas such as productive soils, topography, land cover, and water features.

Utilities and Community Facilities

Provides information on facilities and services such as solid waste management, sewer and water, recreational areas and schools. It also identifies public facilities and

services that need to be expanded. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the future.

Economic Development

Provides basic economic information about the Township by analyzing the economic base of the community and statewide trends affecting the community and region. It identifies desirable businesses and economic development programs at the local and state level and assesses the community's strengths and weaknesses relative to attracting and retaining economic growth.

Land Use

Reveals the importance and relationships of land uses by preparing an existing land use map, identifying contaminated sites, assessing real estate forces, identifying conflicts, developing 20-year projections, and preparing a future land use.

Intergovernmental Cooperation

Assesses the Township's role and function in joint planning and decisions with surrounding jurisdictions. It analyzes the relationship with local, regional and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts, and develops a process to resolve conflicts within its bounds and between itself and other communities.

Implementation

Describes specific actions and sequences to implement the integration of the above elements. It develops a process to measure progress and develops a format for updating the plan.

Community Involvement and Input

The development and implementation of a successful land use and development plan, and the creation of policies and management tools are based largely on community involvement. Planners involve the community by gathering public input, educating the public, and fostering a sense of ownership of the plan.

The purpose of this section is to review the community involvement activities and summarize input obtained during the planning process. The town has been involved in planning before the state mandate was issued. Therefore, the public participation process is split into pre and post planning grant categories.

Pre-Comprehensive Planning Grant

April 15, 2000.

- At the annual meeting Village Powers were adopted.

May 23, 2000

- Special meeting was held to discuss land use and zoning issues. In attendance were concerned citizens and the Dunn County Zoning Administrator as well as the Interim Director of the Planning, Resources and Development Department.

January 31, 2001 and February 3, 2001.

- Two public meetings were held to present the proposed zoning map.

May 22, 2001

- Dunn County held a public hearing to adopt the official zoning map for the Town of Stanton.

September 26 and 29, 2001

- Two public meetings were held with the general public and UW Extension Educator to discuss the development of a citizen opinion survey.

Post Comprehensive Planning Grant

January, 2003

- Survey mailed
- Citizen Opinion Survey Results

A citizen opinion survey was sent to all town residents and/or landowners. One hundred sixty-eight (168) responses were tabulated, representing an approximately 70% return. Twelve survey questions addressed agricultural issues: questions 1-9, 15, 17, and 24.

February 20, 2003 and March 1, 2004

- Two visioning sessions were hosted by the town and facilitated by UW Extension educator
- Visioning Session Results

The residents of the Town of Stanton would like to see agriculture stay pretty much as it is. While they recognize that the Town of Stanton is not a large agricultural community, they would like to preserve the farms they have.

Residents would like to encourage new forms of farming that are economically feasible and environmentally sensitive. Residents feel farmers are good stewards of the land. While they believe landowners should have the right to control what is done with their land, residents would like to see as much productive farm land as possible remain in farming. These statements were agreed to by a consensus of the 28 residents who attended the two visioning sessions.

A copy of the visioning responses is included in Appendix A.

March 20, 2003.

- Plan Commission hosted an open house to discuss and present results of the Visioning Sessions as well as the results from the citizen opinion survey
- Plan commission held an open house to present progress of the planning process

June 5, 2004

- Plan Commission held an open house to present progress in the planning process including Goals and Objectives

Survey Results

Summary of Citizen Opinion Survey

The Plan Commission used the survey information to guide the formation of the Comprehensive Plan. The following paragraphs represent the feeling of the township residents with regards to residential need and land use.

The responses to the survey questions and comment made at the visioning sessions indicate that people of the Town are concerned about the Town losing its rural character. They support the idea of preserving farms and farmland, particularly prime farmland. Most citizens do not find the noise, dust, and odors of farming difficult to live with, and they enjoy the open space, woodlands, and wildlife habitat. The vast majority are willing to support land use policies and regulations designed to preserve the rural and agricultural nature of the Town, within reason. The following is a synopsis of concerns:

Agriculture

We need to preserve prime farmland for agricultural purposes.

We like to have agriculture businesses in the township as long as they are not large scale or corporate in nature.

There is harmony between farm and non-farm neighbors regarding dust, noise and odors.

Agriculture business should be allowed only in designated places.

Housing

Preference for single family homes rather than any other type of development.

Suggested lot sizes should be between 1 and 10 acres.

There is a concern about the clustering of mobile homes in the township.

Economics

Economic development should occur in designated places only.

A landowner or farmer should have the right to sell his/her farmland for purposes other than farming.

Pits and quarries should be allowed to operate in the Town.

There is substantial opposition to an ethanol plant.

Transportation

Town roads adequately meet the needs of the citizens and businesses.

Town roads are well maintained.

Natural Resources

Rural and agricultural character should be preserved in the Town.

Currently, there are no perceived problems with the contamination of groundwater and the pollution of streams.

Woodlands and environmentally sensitive areas should be protected.

Pits and quarries should be allowed to operate in the Town.

Local Government / Land Use

The primary role of Town officials regarding land use should be advisory first, then regulatory, then educational.

Half of the residents believed that land use regulations would have a positive impact on property values, and half believed they would have a negative impact.

There is some concern that we have very few regulations regarding land use, but if restrictions were added they should not go too far.

Land use policies and regulations should emphasize preserving the rural and agriculture character of Stanton.

Communications towers should be regulated.

Yard lights should not be regulated.

Citizens are satisfied with the current recycling program and solid waste handling.

Citizens are satisfied with the maintenance of the roads.

Town officials should continue agreements with other units of government.

Town officials should improve communications with neighboring townships, villages and Dunn County.

Summary of Stanton Agricultural Survey

Farming practices and the kinds of farms have changed and continue to change. To obtain a "snapshot" of how farmlands are currently used, an agricultural survey was sent to 120 Stanton landowners in January, 2003. Eighty-three (70%) responded. The following is a summary of that survey.

The fact that 120 landowners are engaged in some form of farming, from hobby farms to large cash cropping, reflects the importance of agriculture to the Township. Cash cropping is the most prevalent use, while dairy farming is decreasing. The median age of farmland owners is between 46 and 60, and they have been on their farms between 21-30 years. The majority (66) plan to continue their current land use practices for the next ten years. If they sell their land, the majority (64) would like to see the land continue to be used as farmland. Many respondents expressed a desire to preserve present farmlands and woodlands.

Appendix B contains both surveys and their respective results.

GOALS

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were implemented. The goals are the Town's desired destination.

IDENTIFIED GOALS

Maintain rural character.

Optimize natural resources.

Promote recreational use of public lands.

Balance economic growth with township resources

Plan for Increased Housing Demand.

Balance property owner's rights with community needs.

Maintain and develop a transportation system

Maximize intergovernmental cooperative opportunities and shared services.

Maintain and develop a transportation system

PART II WHO ARE WE?

General Demographics

Unless otherwise noted the source for information is the 2000 US Census.

See Appendix C for Census 2000 data.

Population Changes

Recent trends in counties close to Dunn indicate that both projections are conservative. St. Croix County, lying immediately west of the Town of Stanton, is the fastest growing county in the state. St. Croix and Pierce counties have been important sources of workers for employers in the Twin Cities. Many Stanton residents, especially recent arrivals, are currently employed in the Twin Cities. To further illustrate the conservative nature of the projections, it is important to note that the State is paying the Town of Stanton shared revenues based on a 2002 population of 767, or a 7.3% increase since 2000.

	1990	2000	Total Percent Change
Stanton	637	715	12.24
Menomonie	13,547	14,937	10.26
Dunn County	35,909	39,858	11.00
Wisconsin	4,891,769	5,363,675	9.65

Population Trends

Table 1 show population trends from 1970 to 2000 for Wisconsin, Dunn County, and the Town of Stanton. All of these entities grew in this thirty-year period. Dunn County had a 36.72% growth rate; Stanton grew at the rate of 35.67%. From 1980 to 2000 Stanton had the highest growth rate in the County, 27.42%. As of 2000, Stanton had 715 residents. Table 1 also shows two different population predictions. The first projection is based on the average increase, by decade, from 1970 to 2000, 11.89%. The second projection is based on the average increase, by decade, from 1980 to 2000, 14.65%.

Historical Population

	Historical Population by Decade				Per cent Change	Population Projection	
	1970	1980	1990	2000		Average increase 1970-2000	Average increase 1980-2000
Town of Stanton	527	553	637	715	35.67	11.89	14.65
Dunn County	29,154	34,314	35,909	39,858	36.72	12.24	8.08

Population Projections:

Stanton's population is projected to grow 54% by 2025 from 715 to 1101. Based on growth since the 200 Census, this projection could be conservative.

Source: Wisconsin Department of Administration.

Census			Projections				
1980	1990	2000	2005	2010	2015	2020	2025
553	637	715	799	875	942	1,020	1,101

The Town of Stanton contains 370 males, 51.7%, and 345 females, 48.3%. See Gender Distribution table. The Age Distribution table indicates that the median age is 35.5 and that the largest age group, those 35-44, constitutes 18.9% of the population while 11.5%, 58 people, are 65 or older.

Gender Distribution

	Total Population	Male	Female
	715	370	345
Percent	100.0	51.75	48.25

Age Distribution

	Number	Percent
Under 5	43	6.0
5-9	58	8.1
10-14	69	9.7
15-19	65	9.1
20-24	36	5.0
25-34	80	11.2
35-44	135	18.9
45-54	106	14.8
55-59	41	5.7
60-64	24	3.4
65-74	31	4.3
75-84	17	2.4
85 and older	10	1.4
Median Age	35.5 years	

Race

700 people or 97.9% of the township is Caucasian. The remaining populating in the town is of Asian descent.

Educational Attainment

Population 25 years and over	533
Less than 9 th grade	35
9 th to 12 th grade	31
High school graduate	276
Some college, no degree	117
Associate degree	25
Bachelor's degree	39
Graduate or professional degree	10

86.3% of the residents twenty-five or older have twelve or more years of higher education. 13.7% hold a Bachelor's or higher degree.

ECONOMICS

General Overview

Short and long-term economic development will be directed by, or perhaps even driven by, the natural resources of the Township. Change and growth should be managed for the benefit of the entire community while recognizing the rights of the property owners. We recognize that the Township should encourage new businesses that are properly located and fit well into its rural nature.

Selected Survey Results

Twelve of the 44 questions on the Citizen opinion survey (COS) reported in March 13, 2003 dealt directly with economic issues, primarily farming. In January, 2004 an agricultural survey was sent to 120 farmland owners to identify useful data to assess the current and future vitality of the local agricultural industry. These surveys were followed by several meetings with the larger farm operators in the Township. These investigations produced the following findings regarding economic development:

Cropping tillable land is economically viable and projected to continue. Some of this farming occurs on a rather large scale. Thus, cash-cropping and dairying, although the latter has been declining in recent years, are vital parts of the local economy.

COS questions 1-9 clearly show that citizens want productive farmland protected but do not favor "factory farms."

Business/commercial (other than home businesses) should be restricted to designated areas. This includes agricultural businesses.

Community Evaluation

Strengths

- A strong labor pool
- High quality local schools
- Proximity to UW System and CVTC, for education and community services
- Proximity to I-94
- Proximity to rail service
- Beautiful natural environment
- No environmentally contaminated sites
- Low crime rate

Good medical services
A number of religious institutions

Weaknesses

No public sewer and water system
No economic assistance programs to promote new businesses
Poor infrastructure for telecommunications

Income	Stanton		Dunn County	
	Number	Percent	Number	Percent
Households	232	100.0	14,404	100.0
Less than \$10,000	17	7.3	1,358	9.4
10 to 14,999	7	3.0	925	6.4
15 to 24,999	46	19.8	2,185	15.2
25 to 34,999	24	10.3	2,052	14.2
35 to 49,999	38	16.4	2,756	19.1
50 to 74,999	66	28.4	3,093	21.5
75 to 99,999	15	6.5	1,209	8.4
100 to 149,999	17	7.3	554	3.8
150 to 199,999	2	0.9	122	0.8
200 or more	0	0	150	1.0
Average Income	\$45,781		\$38,753	
With Social Security Income	50	21.6	3,486	24.2
Mean Social Security Income	\$11,608		\$10,789	

The median household income is \$45,781. 70 households, 30.1%, earn less than \$25,000. 100 households, 43.1%, earn more than \$50,000. In Dunn County the Medium household income is \$38,753 and 2283 or 15.8% earn less than \$25,000 while 5,128, or 35.5%, earn \$50,000 or more.

Employment Status

Of the population sixteen years and older 386, 74.8%, are in the labor force. They are employed in the following occupations:

OCCUPATION	Number	Percent
Management, professional, and related occupations	104	28.4
Service occupations	52	14.2
Sales and office occupations	66	18.0
Farming, fishing, and forestry	19	5.2
Construction, extraction, and maintenance occupations	46	12.6
Production, transportation, and material moving occupations	79	21.6
TOTAL	760	100.0

91.4%, 379, drive, car-pool, or walk to work. They travel an average of 27.3 miles.

Employment Projections, Dunn County

The Labor Market Analyst for Northwestern Wisconsin believes that employment projections should not be made for each township. It would be more accurate to make them for the entire county. Note that here were 3,700 jobs added in the period 1991-2001. This was an unusually large figure. It is estimated that 2500-3000 new jobs will be created in the period 2001 to 2010.

	1990	1995	2000	2002
Industry Employment	11,402	14,238	5,434	15,730
Civilian labor Force	18,133	21,943	21,753	22,589
Employment	17,410	21,151	20,984	21,540
Unemployment	723	722	764	1049
Rate	4%	3.6%	3.5%	-----

Industrial employment is determined by location of employer and represents the number of jobs in Dunn County. Labor force is estimated by where a worker lives and represents the number of Dunn County residents with jobs, including those that travel out of the county.

Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 Census the Town of Stanton had an unemployment rate of 3.9% . Over this reporting period Dunn County has maintained close parallels with the state regarding employment rates.

Town of Stanton Class of Worker

Private Wage and Salary	267
Government	45
Self-employed	49
Unpaid family workers	5

Town of Stanton Commuting to Work

Workers 16 and over	360
Car, truck or van, drove alone	260
Car, truck or van, carpool	51
Public transportation	4
Walked	12
Other means	2
Worked at home	31
Mean travel time to work	27.3 minutes

Largest Employers in Region

Wal-Mart Associates, University of Wisconsin-Stout, Menomonie Public Schools, County of Dunn, Minnesota Mining and Manufacturing, Hunt-Wesson Inc., Myrtle Werth, Hospital Inc., and Cardinal Float Glass.

Local Employers

Mattison Contractors, Vets Plus, Century Fence, ACH Industries, All American Manufacturing, and the Boyceville Public Schools.

Regional Industrial/Commercial Parks

Name	Total Acres	Percent Occupied
Boyceville Industrial Park	250	0
Colfax Industrial Park	22	9
Knapp Industrial Park	6	100
Menomonie Industrial Park	1,250	88
Stout Technology Park	216	65

The town of Stanton does not have an industrial/commercial base to use as a basis for making future projections. However, the town would review any proposal against the towns plan. If the proposal is appropriate for the town, the town would work to secure such proposals. If the proposal is not appropriate for the town, the town would recommend they pursue the above listed Industrial/business parks.

Selected Economic Development Programs

The Town will work with Dunn County, the State of Wisconsin, and the Federal government to participate in appropriate economic development programs:

The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).

The Community Development Block Grant- Economic Development (CDBG-ED).

The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEER).

Enterprise Development Zone (EDZ)

Community Development Zones (CDZ)

Rural Economic Development (RED) Early Planning Grant Program.

Wisconsin Development Fund-Major Economic Development Program (MED).

Transportation Facilities Economic Assistance and Development Program.

Customized Training Grant Programs.

Industrial Revenue Bonds.

Technology Development Fund Program.

Transportation Economic Assistance

Tax Incremental Financing

Summary

Agriculture is and will continue to be the largest business in the Town. Agriculturally related businesses will be encouraged as long as they fit within the rural and agricultural character of the area. While the town has many strengths, it is best suited to meet local agricultural needs. There are no public utilities (sewer and water). There is limited access to the State and county highway system. There is no rail service, and the town is not close to a major airport. Because of the small rural population, the state and federal economic development programs available do not apply. Therefore, industrial and commercial growth is not likely to occur. The town should encourage such businesses to locate in or near an incorporated area with proper utility and infrastructure.

HOUSING

The intent of this element is to provide basic information on the housing stock in the community. It analyzes trends, assesses needs, and identifies potential problems regarding accommodating the varied housing needs. For the purpose of this plan housing refers to the “actual building” while household refers to the “family structure living” in a housing unit. Because households analyzes the number of people in a structure, housing and households are not a one to one comparison.

Census Analysis

According to census data, 247 housing units exist in the township. 218 were owner-occupied, 29 were renter-occupied, and 4 were seasonal recreational.

Year Structure Built

Pre 1940	1940 - 1959	1960 - 1969	1970 - 1979	1980 - 1989	1990 - 1999
86	24	18	37	38	55

Visual analysis

In November 2002, a windshield survey was conducted. This survey was a visual analysis of housing stock based on such items as condition of the roof, siding and windows; it identified 288 housing units in the Town. About 30% were new or were recently built (within the last 10 years); 70% were of older construction. Regardless of the age of the housing unit, 25% were considered excellent, 37% good, 30 % fair, and 8% poor. The survey also identified 63 of the 288 housing units (22%) as mobile homes, of which, 11% were excellent, 25% good, 44% fair, and 19% poor.

Households

The 2000 median household income for the Town of Stanton is \$45,781(Dunn County was \$ 38,753). In 2000, there were 17 households headed by females, of which 7 (41.2%) were living below the poverty level (the Dunn County rate was 15.4%). Men headed 10 households. There were a total of 12 (4.9%) families living below the poverty level (the Dunn County rate was 29.1%). The majority of households are family households, and a majority of those have children under 18. (For tables see Part II, Inventory)

*The Dunn County Housing Authority has programs to provide assistance to lower-income families.

Units In Structure

Type	Number	Percent
Total units	258	100.0
Single family units	202	78.3
Duplex units	4	1.6
Mobile Home	49	19.0

Housing Environment

The citizen opinion survey indicates that citizens are concerned about controlling housing development and lot size. Currently, no control exists but additional control is desired. The issue comes down to what kind of control should be instituted. Should the town do nothing and remain unzoned? Should the town work with Dunn County to

become zoned? Should the town work to gain additional control through local ordinance development, or should the town do both?

It should be noted that there is one subdivision currently being developed in Stanton on County Hwy. O, four miles north of Knapp, sections 10 and 11. There are 27 lots on 116 acres of land. Lots vary in size from one and a half acres to approximately eight acres.

Household Value

	Number	Percent
Specified owner-occupied units	64	100.0
Less than \$50,000	3	4.7
\$50 to 99,999	29	45.3
100 to 149,999	17	26.6
150 to 199,999	10	15.6
200 to 999,999	5	7.8
Median	\$100,000	

Development/Redevelopment and Maintenance/Rehabilitation

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since local (town) governments in Dunn County do not have the infrastructure and resources to offer local assistance. Generally speaking, the town is agricultural in nature; there are no run-down neighborhoods or abandoned industrial sites. Therefore, there are no traditional “redevelopment opportunities”. Redevelopment in the town will occur as agricultural related land is changed from its current use to a non agricultural use

Rural townships such as Stanton do not have the resources available to assist in providing ranges of housing choices for all income levels, for all age groups, and for persons with special needs. However, this does not mean that the town cannot promote outside services to meet these needs. Locally, the Dunn County Housing Authority has programs to provide assistance to lower-income families. The following State and Federal programs and sources are for those with special housing needs to use as resources.

Federal and State Housing Programs

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.

- Local Housing Organization Grant Program
- Low-Income Weatherization Program
- Rental rehabilitation Program

Federal Home Loan Bank of Chicago

- Affordable Housing Program
- Community Investment Program

U.S. Department of Housing and Urban Development

- Section 202/811. Capital advances for co-op housing for elderly or persons with disabilities.
- Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority

Analysis

The data indicates that the housing supply is in reasonably good condition. Most of the units are owner occupied. Twenty two percent of the housing supply is mobile homes. The exceptionally high median housing value for the township indicates that there are also many units on the upper end of the scale. Currently there seems to be sufficient low-income housing.

The data also indicates that the Town's population will continue to grow at a rate of approximately five households a year if the trend remains the same as the time period from 1990 to 2000. However, a new, planned 27-lot housing development would change that rate considerably and could be an indicator of future housing developments in the Town. At any rate, we know there will be a continued need for varied types of housing. Determining housing needs is based on past data and on the possibility of more subdivisions over the next 20 years. The town will monitor it's housing needs to assure that

Future Housing Needs

Data from the Wisconsin Department of Administration indicates that from 1990 to 2000 the number of households in the Town of Stanton increased from 211 to 247, a 17.1% increase. During that same period the average household size decreased from 3.02 to 2.89. By 2025 the Town is expected to increase in population by 386 people, or 54%. Given the current household size and the projected populations by 2025, the Town is expecting to see the number of households increase from 247 to 406, a 60% increase.

According to Dunn County housing starts information, there have been 80 new housing starts in Stanton over the last ten years, an average of 8 new homes per year. The average parcel size in Stanton is 2.89 acres. **Thus, the following housing and acreage estimates.**

TRANSPORTATION

The Town of Stanton's road network is currently adequate for the needs of its citizens and businesses. The Town has approximately 35.5 miles of roadway. These roadways should be upgraded and maintained as needed to provide adequate transportation for the citizens. New roads will be added to the Town's system as land is developed into both commercial and residential subdivisions. These new roads shall be constructed by the developers to standards that will be adopted by the Town Board.

Dunn County also has three roads that run through the Town of Stanton. On the eastern side of the Town, County Road K runs from U.S. Highway 12 to State Highway 170, which is in the village of Boyceville. County Road O runs from the east side of the Village of Knapp to State Highway 170 in the Village of Boyceville. County Road Q runs from the west side of the Village of Knapp to State Highway 170. CTH K was recently reconstructed by Dunn County. CTH O is not a high priority because of that work. Future work on CTH Q may be a higher priority since it is on the west side of the Township. A bridge replacement 1/4 of a mile north of U.S. 12 on CTH Q was completed in 2004. All three of the county roads basically run from the south border of the Town to the north border.

A portion of State Highway 79 cuts across the northeastern part of the Town. U.S. Highway 12 runs across the southern boundary of the Town. Reconditioning work of STH 79 is currently included in WisDOT's six-year program. No work is planned by WisDOT for U.S. 12.

I-94 lies just to the south of the Township. Access to I-94 can be made by following Highway 12 east to Menomonie at CTH Q or via Highway 12 west to Highway 128. I-94 is the most convenient route for residents traveling to Eau Claire and the Twin Cities. This potentially makes the Town an ideal place to live for those people who enjoy being in a rural area.

The Town should work with Wis DOT and the Dunn County Highway department to make improvements on the local road intersections with their respective roadways.

The Union Pacific Railroad runs through the southern part of the Town. The Town should work with the Railroad to improve safety at all crossings and work with WisDOT and the county to improve safety at their crossings also. New crossings should be avoided whenever possible. Spurs should be encouraged to promote economic growth. There is a possibility that passenger service may be provided in the future on UPRR tracks.

Bike and pedestrian facilities should be encouraged when any roadways in the Town are upgraded. Dunn County currently does not have a county-wide bike trail map or plan. There are no state trails in or near the Town.

Local snowmobile clubs have reached agreements with individual land owners to use local trails. State and County trails do not exist in the Town of Stanton.

Road Classifications

Principle arterials: Serve intra-urban trips and/or carry high traffic volumes (interstates and freeways). There are none in the Town.

Minor arterials: Serve cities, large communities and other large traffic generators. There are none in the Town.

Minor Collectors: Provide services to moderate sized communities and links them to nearby population centers and higher function routes. STH 12 and 79 run through the town, connecting the town with the City of Menomonie and to Interstate 94.

Minor Collectors: Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators, and higher function roads. Minor collectors in the township are county roads K, O and Q. These roads connect either to other county roads, state roads or local roads to serve all destinations within the town and allow access to higher function roads beyond the town boundaries.

Local Roads: All roads not classified as arterial or collector are locally functioning roads.

Road Pavement

According to state law, the Township inspects all roads eligible for state aid on a bi-annual basis and assigns a pavement condition rating. The system used is PASER (Pavement Surface Evaluation and Rating). The PASER Rating System is used to evaluate each road segment, based on a scale 1-10.

The average rating for the Township is 5.44. 14% of the roads are rated as Excellent or very good, 53% are rated Good to Fair, and 33% are rated Poor to Very Poor.

Suggested Treatments:

Category	Mileage
Reconstruct	.39
Mill & Pave	11.01
Overlay	9.78
Sealcoat	5.42
Crackseal	3.19

Condition of local roads in 2002

PASER Rating	Miles	Condition	Type of Treatment	Average Cost Per Mile
1	0	Failed	Reconstruction	125,000
2	0.39	Very Poor	Reconstruction	75,000
3	11.01	Poor	Mill & Pave	50,000
4-5	14.43	Fair	Overlay	35,000
6-7	3.96	Good	Sealcoat	7,000
8	4.11	Very Good	Crack Seal	2,500
9-10	0.83	Excellent	None	0
Total	35.5			

Local Four Year Improvement Plan 2002-2005

Name	From	To	Treatment	Miles	Year
850 th Ave.	0.5 miles north of CTH K	Town line	Overlay	1.5	2002
130 th St.	890 th	Town line	Sealcoat	2.1	2002
890 th Ave.	0.5 miles north of CTH O	1.6 miles from CTH O	Crackseal	1.1	2002
890 th Ave.	CTH O	West 0.5 miles	Crackseal	0.5	2002
910 th Ave.	CTH K	End of road	Base Course	0.6	2002
90 th St.	890 th	Town line	Crackseal	21.	2003
770 th Ave.	South of STH 12	CTH K	Crackseal	2.4	2003
850 th Ave.	CTH K	North 0.3 miles	Reconstruction	0.3	2003
130 th St.	CTH Q	North 0.3 miles and 1.8 miles north of CTH Q	Reconstruction	0.9	2003
950 th Ave.	CTH O	End of road	Sealcoat	0.8	2003
130 th St.	CTH Q	0.3 miles north	Overlay	0.3	2004
130 th St.	1.2 miles from CTH Q	1.8 miles north of CTH Q	Overlay	0.6	2004
850 th Ave.	CTH K	North 0.5 miles	Overlay	0.5	2004
870 th Ave.	CTH O	CTH K	Overlay	0.7	2004
890 th Ave.	130 th	West 0.7 miles	Base Course	0.7	2004
890 th Ave.	CTH Q	East 1.0 miles	Overlay	1.0	2004
770 th Ave.	STH 12	CTH K	Crackseal	2.3	2004
770 th Ave.	CTH Q	County line	Crackseal	2.0	2004
250 th St.	770 th	730 th	Crackseal	1.0	2004
730 th Ave.	250 th	East 0.5 miles	Crackseal	.05	2004

890 th Ave.	CTHQ	130 th	Overlay	1.7	2005
90 th St.	890 th	North to town line	Reconstruction	201	2005
90 th St.	890 th	North to town line	Reconstruction	201	2006
280 th St.	944 th Ave.	South	Overlay	0.7	2006
790 th Ave.	CTH O	CTH Q	Reconstruction	1.0	2006

County Five Year Improvement Plan

Name	From	To	Miles	Year
CTH Q	STH 12	STH 170	7.5	2007

State Five Year Improvement Plan

Name	From	To	Miles	Year
STH 12	Town Line	Town line		2010

Existing Transportation Facilities

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation

Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

Bicycle/Walking Trails

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

Special Transit Facilities

Disabled Elderly Transportation (DET) "is a private non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require transportation." DET coordinates volunteer drivers with passengers in rural areas. All requests for volunteer drivers require a 48-hour advance notice and appropriate authorization. Contact the Dunn County Office on Aging: 232-4006.

Freight Transportation

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

Existing Transportation Plans

Translinks 21

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

Midwest Regional Rail System

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of the Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

UTILITIES AND COMMUNITY FACILITIES

Residents of the Town of Stanton currently utilize services and facilities needed to support this rural agricultural township. Their concerns about safety, health, mobility, education, and recreation are met, for the most part, by existing local and area services and infrastructures. This element examines the services that allow current residents to enjoy a high quality of life and make the Town of Stanton attractive to potential new residents.

Water Facilities

There is no public water system within the Township. Residents get potable water from private wells. The nearest public water systems are in the Villages of Knapp and Boyceville.

Wastewater Facilities

There is no public sanitary sewer system within the Township. The sanitary sewer needs of residents are met through private septic systems. The nearest public sewer systems are in the Villages of Knapp and Boyceville. Future wastewater needs will be met through private septic sewer systems.

Storm Water Management Facilities

A storm sewer system is not available in the Township. Storm water is dispersed using the natural contours of the land in most sections of the Township, with drainage flowing down local creeks to the Red Cedar River. Where roads and other construction have disturbed the terrain, ditches, culverts, and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications.

Solid Waste Disposal/Recycling

Stanton Township operates its own solid waste management and recycling program. Residents are able to take their own garbage and recycling materials to the Center located at the Town Shop on the second and fourth Saturdays of each month. Materials that can be recycled include cardboard and newspapers. Garbage must be in a Town of Stanton bag, purchased at the Center for \$1.00 each. Most recycling items need not be separated. However, cardboard and newspapers and magazines must be separated and deposited separately.

Residents are notified, twice a year, in the Spring and Fall, that large roll-off containers will be available to accept large items such as appliances, furniture, tires, trash, etc. There is a scheduled fee for this service.

The costs for this program are met by the fees and a grant from the state.

Recreation Facilities and Area Attractions

Several outdoor recreation activities are available in the area. These include hunting, fishing, hiking, golf, cross country skiing, and snowmobiling. A major attraction is Hoffman Hill cross country skiing and hiking area. Hoffman Hills offers camping and picnicking for organized youth programs. There are state and county snowmobile trails connecting to adjoining townships and counties. The Red Cedar River, Lake Menomin, and Lake Tainter offer water sports and fishing. A public boat landing is located just below the hydro-electric dam at Cedar Falls. There are several other boat landings with paved parking areas located north and south along the Red Cedar River. Wakanda Park, located in the City of Menomonie, offers camping, picnicking, and swimming. Wakanda also has facilities for organized youth and adult sports such as baseball, softball, and horseshoes. There is also a wildlife park and an historic museum within Wakanda. The Red Cedar Trail runs for 14.5 miles along the Red Cedar River between Menomonie and Dunnville where it joins the 20-mile long Chippewa Valley Trail leading to Eau Claire. The Knapp Memorial Park, with a swimming beach, is free and available to town residents. The same is true for the Boyceville parks and school playgrounds in both communities.

Library Services

There are four public libraries in Dunn County, Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As members of IFLS the four libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards that meet monthly and are appointed by their municipality. The closest library to Stanton residents is located in Boyceville.

Police Protection

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

The Department is divided into several divisions. The Patrol Division, which includes 11 patrol deputies, 3 patrol sergeants, and one patrol lieutenant, is one of the largest. This group provides field services throughout the county. While on patrol they provide security checks and enforcement of traffic and criminal law and strive to keep the peace. Each officer is provided a home-based squad car so they can be called on to provide backup and to handle emergencies in their area.

Other divisions in the Department include:

Jail	18 jailers, 4 jail sergeants, 1 admin.
Investigations/Community Services	4 officers
Support services	4 secretaries, 1 court officer
Court Security	1 deputy
Civil Process	1 deputy
Reserve Division	20-24 reserves

Fire Protection

The Boyceville Community Fire District, along with four other townships and the Villages of Boyceville, Wheeler, and Knapp, provides fire protection for the Township. Mutual aid agreements are in place with the Menomonie and Glenwood City Fire departments; they will be put into motion when called upon.

Boyceville is a volunteer department with officers elected by the volunteers. Currently, there are forty volunteers. The Department has five trucks, two pumpers, three tankers, and two brush trucks.

Major funding comes from assessments from each municipality based upon equalized property value, fees from fire calls, insurance rebates, and donations.

Emergency Medical Service (EMT)

EMT services to the Township are provided by the Boyceville Ambulance Service, composed of the same municipalities as the Fire District and one-third of the Town of Sheridan. Boyceville has mutual aid agreements to assist when needed and vice versa with nearby districts. Currently, the District has two fully equipped ambulances and a part time Director who supervises twenty trained and certified EMTs. EMT services are available on a 24-hour a day basis, seven days a week.

This is a voluntary organization with EMTs paid a set rate for each "run." The cost of this service is borne by assessments to each municipality based upon population, fees received from users and insurance companies, and Medicare/Medicade. Uncollected fees are absorbed by district property owners.

Municipal Buildings and Equipment

The Township owns a town shop and a salt/sand storage facility on about a two-acre site centrally located in the Township. The shop houses a truck for snow plowing and hauling rock and other road materials; a tractor with loader; a brush cutter; a road grader; and storage space.

Stanton uses the Knapp Civic Building for all meetings, elections, open houses, and special events. Knapp is paid for use of the building.

Electrical and Natural Gas Transmission

Electrical power is provided to the Township by the Dunn County Energy Cooperative and Xcel Energy. Natural gas service within the Township is limited to the incorporated Village of Knapp. Propane gas and fuel oil are supplied by local dealers from the surrounding communities.

Telecommunications Services

Local telephone lines are provided by the Century Telephone Company. Long distance service is available from AT & T and other companies. Cellular phone service is available from a number of companies.

Many residents have computers with internet access, and most residents have TV service via antenna and satellite dishes.

Health Care Facilities

Township residents have ready access to health care in Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care approaches.

The Red Cedar Medical Center, the largest of the facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo Clinic provide extensive services through the clinic. The Myrtle Werth Hospital is licensed for 55 beds and houses a critical care unit and a birthing center. Emergency care is available on a 24-hour a day, 7-days a week basis.

Child Care Facilities

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12.

Five licensed group centers for up to 20 children are operating in the City of Menomonie. Twenty-two licensed in-home centers for four (4) to eight (8) children are listed with Menomonie addresses. Three certified day care providers for no more than three children are also listed in the area. In addition, seven (7) licensed or certified care facilities are listed with Elk Mound, Elmwood, or Eau Galle addresses.

Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

Cemeteries

One cemetery is located in the Town on Highway 12 east of Knapp; it is managed by a Cemetery Association. Plots are available.

Schools

Stanton is served by three K-12 districts: Boyceville Community Schools; Glenwood City Schools; and the Menomonie Public School District, which has a K-5 elementary school in Knapp. Most of the township is within the Boyceville District. Open enrollment options are available to residents who desire them for their K-12 students.

The Township is part of the Chippewa Valley Technical College District. The nearest campus is located in Menomonie. Other CVTC campuses are located in Eau Claire (main campus), Chippewa Falls, and River Falls.

Other higher education degree programs are available from the University of Wisconsin-Stout, University of Wisconsin-Eau Claire, and University of Wisconsin-River Falls, all within commuting distance. Other institutions of higher learning are offering courses via on-line and outreach programs.

Contaminated Sites

There are no known contaminated sites within the township therefore there are no opportunities to redevelop these sites.

Future Needs

All of the utility and community facilities have been inventoried and analyzed. These processes reveal that none of the utility providers are at or near capacity and that none have plans to create new facilities or to expand or rehabilitate their facilities in the Town.

AGRICULTURE

The residents of the Town of Stanton are greatly concerned about the livelihood of our agricultural neighbors. As a town we support agriculture and want:

- To see agriculture remain a vital part of the community.
- To do our share to maintain the spirit of positive cooperation within the community.
- To be responsible stewards of our land.
- To help other to understand what happens when farmland is lost.
- To create plans for the future that pleases both farmers and rural residents.

In general, the town has not experienced major conflicts with the non-farm residents. However, there is concern about how future growth will impact the agricultural community. To accommodate future agricultural growth the Town should identify and inventory large blocks of productive land and encourage expansion of agriculture in these areas.

The Town of Stanton recognizes the history of farming, the desire of current residents to maintain the rural character of the town, and the need to support diverse farming practices. Addressing and resolving these concerns offers a significant challenge since landowners in this unzoned town are free to quit farming and have their land divided into any number of parcels.

Citizen input via open houses, visioning sessions, and surveys recommends minimal restrictions on land use, but they also want farms to survive because "they like it the way it is." These two expectations could very well be contradictory, particularly when land has more value for rural residences and recreation use than for production agriculture.

Important Soils

The Dunn County Land Conservation Division and the USDA-Natural Resources Conservation Service were used as resources to examine the topography and soils of the Town of Stanton. Practicing farmers composing the Agriculture sub-committee provided valuable first hand knowledge used in this report.

Tillable land, including some rather steep slopes, has been cultivated for well over 100 years. As a result, considerable soil once on relatively flat, high land has eroded, leaving several feet of silt loam deposited in the many valleys. Conservation practices during the second half of the 20th century and, more recently, the Conservation Reserve Program (CRP, 3,000 acres in 2003) have stemmed the loss of valuable soils. Appendix D shows productive soils in the town. Twenty-eight percent (28%) are considered highly productive, while fourteen percent (14%) are classified as medium-productive. Together 42% are productive. However, by consulting other maps one easily observes that some of those productive soils are on woodlots, are on slopes greater than 20%, or are located on or near water quality management areas.

Most of the highly productive soils in large tracts are located in the high lands in the western part of the township (Sections 7, 8, 18, 17, 16, 19, and 30). Also, in the southeastern part of the township, sections 25 and 26, several large tracts of productive farmland can be found. While all productive land in the township is a valuable resource needing protection, these large tracts may be more attractive for modern larger scale farming.

NATURAL RESOURCES

The Town of Stanton is located in northwestern Dunn County and is bordered on the south by the Village of Knapp and on the north by the Village of Boyceville. It is

crossed by County roads K, O, and Q that often curve around rolling hills, covered with deciduous trees. There are many oak-lined draws and groves of deciduous and evergreen trees offering endless vistas of hills, woodlands, meadows, and valleys.

The Town's natural resources include productive soils, woodland, clean groundwater and wildlife which, all help to define the rural character.

Significant resources of the Town have been identified and when possible mapped. Mapped resources include productive soils, surface water, water quality management areas, steep slopes, wetlands, areas that are occasionally and frequently flooded, and woodlands that are greater than 10 acres.

Steep Slopes

Areas with slopes greater than 20% are considered to be environmentally sensitive. These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Most slopes are wooded but some are pastured, while few, if any, are cultivated. These slopes are prevalent throughout the township but less so in the southeast corner.

Wetlands

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions).

Floodplains

Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). For purposes of this plan, "floodplains" includes areas which are subject to occasional or frequent flooding (based on soils).

Woodlands

Woodlands, for the purpose of this plan, are woodlots 10 acres or greater in size which is the minimum acreage required to be enrolled in the State's Managed Forest Program.

Hydrology

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams which are designated on the 7.5 Minute USGS Topographic Maps.

Wildlife

All lands and waters, whether cropland, woodland, wetland, river, stream, floodplain or even a residential yard, support an ever increasing variety of wildlife.

Groundwater

It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. It is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

Although no specific maps are available at the town or county level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water.

Nonmetallic Mining Deposits

The Town of Stanton has sand and gravel deposits, which can be found on outwash plains.

Endangered Resources

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goals are to identify, protect, and

manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

Wisconsin's Endangered Species

These are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

Wisconsin's Threatened Species

Currently no threatened or endangered species are known to exist within the township. For additional information contact a local DNR representative.

Land and Water Resource Management

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems. The Town's Comprehensive Plans will be consolidated into Dunn County's Land and Water Resource Management Plan. The county plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.

LAND USE

Selected Survey Results

None

Existing Conditions

The existing Land Use map was generated by analyzing demographic data related to development. It shows the patterns of development up the time that the map was generated. It is probably already inaccurate since development is a constant force at work changing the landscape, but the importance of the map isn't its accuracy, rather the patterns and types of development that have occurred. Stanton is a large township with some large farm fields that lend themselves to large scale agricultural practices. Housing development is another major land use shown on the map. Because of its proximity to the Village of Knapp and the city of Menomonie, Stanton has experienced residential development. The following chart is a statistical look at the various land uses within the township.

Land Use Summary

Total acres in the Town is 21,928.68

	Total Parcels	Improved Parcels	Total Acres
General Property			
Residential	220	201	635.01
Commercial	4	3	13.94
Manufacturing	0	0	.0.
Agricultural	575	0	13,197.04
Swamp & Waste	264	0	769.49
Forest	335	0	5,461.97

Other	96	95	187.12
Total	1,494	299	20,264.57
Woodland Tax			
Private Forest	0	0	0.0
Managed Forest Open	23	0	703.45
Managed Forest Closed	24	0	578.9
Total	47	0	1,282.35
Exempt Property			
Federal	0	0	0.0
State	5	0	112.14
County	29	0	98.62
Other	17	0	171.0
Total	51		381.76

Land Demand

Currently in the township there are two major demands for land agriculture and housing. Of these two uses housing demands will have the largest impact on the demand for land.

Land Prices

In general land prices for the following three uses are,
\$1,000- 2,000/acre farmland
\$3,000/acre residential
\$5,000/acre commercial

Contaminated Sites

None exist within the township

Redevelopment Opportunities

The town is basically agricultural in nature. It is a rural environment. There are no incorporated areas other than the Village of Knapp, no blighted neighborhoods, and no abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in rural areas happens as farmland is converted to non-farm uses.

Land Use Conflicts

Land use conflicts occur when different land uses are placed or are planned to be placed close to or next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict, they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns. After discussions with elected officials and the general population, no land use conflicts have been identified.

Preferred Land Use Map

This Land Use Map represents the preferred patterns of development in the town over the next twenty years. It mainly deals with the two land uses, residential and agricultural development. These uses represent both the citizens concern over "Protecting Agricultural Land" and "Preserving Rural Character",

Prime agricultural lands in Stanton are identified on the map. These areas represent agricultural land, because of soil type, parcel size, and proximity to other farm land. However, managing these lands may become an issue in the future. Dunn County is currently working on a process to evaluate and manage lands of significant

agricultural value. In the future these lands could be managed at either the local or county level.

Future Boundaries and Extensions of Public Utilities and Community Facilities

The Village of Knapp is part of Stanton Township. Currently, they are just beginning their planning process. The village has not annexed lands nor has it extended utilities beyond its corporate boundaries. All indications are that this not change. The town of Stanton will remain open to communication with the village regarding future expansion and utility needs.

Projections

Projections in five-year increments.

	2004-2010	2010-2015	2015-2020	2020-2025
Number of Housing Units	48	40	40	40
Acreage needed for Housing Units	139	116	116	116
Number of Commercial& Industrial Units	0	0	1	0
Acreage needed for Commercial& Industrial Units	0	0	20	0
Agriculture	-178	-156	-176	-156

INTERGOVERNMENTAL COOPERATION

For reasons of economy and efficiency additional, emphasis has been placed upon cooperation and sharing between governmental jurisdictions. Regulations and costs of personnel and equipment provide the incentive to avoid unnecessary duplication.

The changing nature of this political environment begs for improved communication and planning between and among adjacent municipalities and regional agencies. To accomplish this, a compilation of objectives, policies, maps, and programs for joint planning and decision making should be implemented. Such entities include towns, counties, school districts, and special service districts (i.e., fire/ambulance districts). When the intergovernmental cooperation activities become operational, the benefits to the citizens should include reduced conflicts; early identification of issues; consistency and predictability of government behavior; and the development of trusting relationships between jurisdictions and the local officials who govern them.

Stanton Township is a rural community, composed of farms, rural residences, and several businesses operating out of the residents' homes. Interacting agencies include the Villages of Knapp (an incorporated village wholly within Stanton's boundaries), Boyceville, Wheeler, and Wilson; the townships of Lucas, Tiffany, Sherman, New Haven, and Hay River. Overarching these entities are Dunn and St. Croix counties and the State of Wisconsin. Four of the above listed townships and three villages (excluding Wilson) currently share several fire and ambulance districts. Stanton is a large green space between several small rural villages.

Continuing unwritten agreements exist between the Town of Stanton and the villages of Knapp and Boyceville and between the Town of Stanton and the townships

of Lucas and Sherman for road maintenance and snow plowing. All but two are "tradeoffs," requiring no money exchanges. Only Boyceville and Sherman are charged for services provided on a boundary roads. These arrangements work well and allow for more efficient and effective road maintenance. Evaluation of these agreements occurs as needed.

Looking to the future and anticipating changes that will very likely occur, contact with surrounding municipalities is essential since changes and decisions in one jurisdiction could easily have an impact on another. Stanton is not an "island" but part of a community of townships and villages. Therefore, there is a need for appropriate joint planning where sensible and practical.

Village of Knapp

Surrounded by Stanton Township, Knapp is situated near the southern end of the Township. It has a sanitary district and its own wells. The Village limits extend far beyond existing development, leaving considerable room for expansion, which the above utilities could accommodate.

State Highway 12 and the Union Pacific Railroad run east and west through the one and three quarter mile width of the Village limits. These features are assets for future commercial, industrial, and residential growth.

Stanton has no Town Hall but uses the Knapp Civic Center for its town meetings, special meetings, elections, and other civic or social events. For these services the Town pays Knapp an annual stipend. Currently, there is no written agreement for the use of this facility. Stanton and Knapp also have a "trade off" snowplowing agreement that works successfully.

Knapp Memorial Park, with bathrooms, a pond with a swimming beach, and other amenities, is free and open to the public. Thus, many Stanton residents use the Park and volunteer to help maintain it. A few businesses and the Post Office serve Stanton residents, particularly those who live in the southern part of the Township.

Village of Boyceville

Boyceville's Village limits form part of the northern boundary of Stanton Township. That village also has a considerable amount of undeveloped land within its boundaries, most of it bordering Stanton. That area is served by two State highways, 170 and 79, and by the Central Wisconsin Railway. Boyceville is also prepared for and interested in economic and residential development.

The only agreement, a verbal one, between Boyceville and Stanton is Stanton's plowing and maintenance of a portion of boundary road.

Boyceville's business district, Post Office, and Parks and Community Recreation serve the northern part of Stanton.

Lucas Township

An unwritten road plowing/maintenance agreement is the only cooperative venture between Stanton and Lucas.

Tiffany, Sherman, Sheridan, Otter Creek, New Haven, Hay River, Wheeler, Boyceville, and Knapp

The above towns and villages are members of the Boyceville Fire and Ambulance District. This formal organization is a voluntary organization created to provide fire protection and ambulance service to the residents of the participating municipalities. The Fire Department and offices for both services are located in Boyceville. Volunteers serve both entities. Agreed upon fees for each municipality fund both services, and both districts are governed by voting members from each municipality. Meetings are held quarterly.

Dunn County

Dunn County provides construction and maintenance of County Highways K, O, and Q that run south to north through the Town. The County also maintains State Highways 12 and 79, major commuter highways located within Stanton. Dunn County also provides the only law enforcement in Stanton and Knapp at the present time. Other services provided by the County include property tax collection, comprehensive planning support, permits for and inspection of sanitary service system, and oversight of regulations and laws that affect unzoned townships such as wetlands and flood plains.

The County also supports the Land Conservation Office and the UW Extension Agent's Office and provides technical information to Township residents and officials. Those services presently appear to meet the needs of the Township.

School Districts

See map in appendix D

Conflicts

Presently no conflicts exist with land use or with other governmental units. Unwritten but enduring agreements between Stanton and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

At present the Town of Stanton has no conflicts with other governmental units. If conflicts develop, the Town Board will take immediate steps to resolve them. A Strategic Planning task force, combining the surrounding township units should be put into motion.

Process to Resolve Conflicts

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

Sometimes in addressing intergovernmental issues, the Town discovers that neighboring communities have different visions and ideas which can lead to a disagreement or dispute.

There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories:

- Alternative dispute resolution techniques such as mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances. Of the techniques available to resolve conflicts, the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged lawsuit. If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques:

Binding arbitration

Non-binding arbitration

Early neutral evaluation.

A focus group

A mini-trial

A moderated settlement conference

A summary jury trial

Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between Stanton and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

PART III

FACTORS AFFECTING DEVELOPMENT

There are man-made and natural barriers acting as constraints to development such as water, topography, soil conditions, and regulatory controls. In many situations it is possible to overcome these barriers through costly development methods. However, the purpose of analyzing soils and identifying areas according to their development limitations is not intended to restrict development but rather to warn residents, the Town of Stanton Plan Commission, and Town Board of potential problems that may be costly to overcome. Following are descriptions of some man made and natural development limitations that were considered:

Background

Most of Dunn County is composed of land known as Western Coulees and Ridges, "characterized by highly eroded, driftless (unglaciated) topography, relatively extensive forested landscape, and big rivers and a wide river valley. This includes the Mississippi and Chippewa. Some areas contain cold streams fed by springs. Silt loam (loess) and sandy loam soils cover sandstone resting on top of dolomite. "Vegetation consists of bluff prairie, oak-forest, oak savanna, and some mesic forest." Relic conifer forests are present.... There are floodplains with connected wetlands. Agriculture, including dairy and beef farms, is the primary use of land on the ridge tops and stream valleys. Some croplands and pasture lands are set aside in the Crop Reserve Program (CRP). "Wooded slopes are often managed for oak-hardwood production."

"Dunn County occupies 870 square miles near the Mississippi in the region of the older drift and driftless area." The major soils are Knox silt loam and Marshall silt loam, made largely of loess wind-borne to this region.

Dunn County lies within a roughly S-shaped transition belt known as "the tension zone" where Northern Forests and Southern Forests meet. "Early forest surveys indicate that Northern forests consisted of a mosaic of young, mature, and 'old growth' forests composed of pines, maples, oaks, birch, hemlock, and other hardwood and conifer species." "Southern Forests are distinct from the Northern forests because of the predominance of oaks and general absence of conifers. They are relatively open or have a park-like appearance, created by the lack of small trees and shrubs. Examples of southern Forest biological communities are found within southern Dunn County."

Glacial Deposits

The most extensive glacial-lake deposits in the Lower Chippewa basin consists of interlayered silts and clays in the Chippewa and Red Cedar Valleys that were deposited when the margins of a glacier located in Minnesota and Iowa blocked drainage in western Wisconsin roughly 460,000 - 770,000 years ago.

Glacial outwash is present in the Red Cedar Valley.

Bedrock Geology

Most of the bedrock geology found outcropping in the Town of Stanton consists of Cambrian-age (approximately 5.2 million years old) sandstone. Many outcrops around the Town exhibit the sandstone that makes up the majority of the Township. The Trempealeau Group, consisting of the Jordan and St. Lawrence Formations, along with the Tunnel City Group, make up approximately 85% of the bedrock geology formations in the Town. A small area along Wilson Creek in the southwestern part of the Town is underlain by the Wonewoc Formation, another sandstone formation.

In the southern three-fourths of the Town, portions of the Ordovician-age (approximately 4.6 million years old) Prairie du Chien Limestone can be found. This limestone has the potential to produce commercial-grade limestone aggregate products. Most of the sandstone formations in the Town were at one time covered by this limestone. However, millions of years of weathering and erosion has taken it away. The most durable limestone remains today and can be found capping some of the sandstone hills northwest of Knapp on the western side of the Township and some of the hills between County Highway O and County Highway K as well as some of the hills between county Highway Q and County Highway O.

The depth of the bedrock in the Town is approximately 0 to 10 feet.

Sources:

Bedrock Geology of Wisconsin, Northwest Sheet, by M.G. Mudrey, G.L. La Betge, P.E. Myers, and W.S. Cordua, 1987, Wisconsin Geological and Natural History Survey Regional Map Series (Map 87-11).

Bedrock Geology of Wisconsin, West Central Sheet, by B.A. Brown, 1988, Wisconsin Geological and Natural History Survey Regional Map series.

Depth to Bedrock of Dunn County Wisconsin, by I.D. Lippelt and T.E. Fekete, Wisconsin Geological and Natural History Survey, Miscellaneous Map Series.

Soils

Soils in the town have been mapped, analyzed and categorized as to their development suitability. Soil characteristics within the first few feet of the surface play an important role in the amount and quality of water entering the groundwater. Specific development limitation information can help decision makers determine the suitability of specific areas for particular types of development. Some limitations can be overcome, or their effects minimized, if proper measures are taken. The Town should encourage development where public services can be maximized and where the limiting factors can be avoided. In areas with severe limitations questions regarding the economic and environmental feasibility of such development should be posed. It is also important to note that the following information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

The following sections identify areas with limitations for developing septic systems and buildings with basements, as identified by the Natural Resource Conservation Service (NRCS). The class of limitations in which a soil type is placed is dependent on depth to bedrock, slope, depth to water table, shrink-swell potential, corrosivity, likelihood of flooding, and potential for use as a foundation base.

Septic Suitability

Soils place limitations on the construction and function of septic systems. The entire town has some soil conditions unsuited to septic development due to predominance of soils that are well or excessively drained, steep topography, or soils with shallow depth to groundwater or bedrock. In areas with shallow soils that are excessively drained, concentration of septic systems could threaten groundwater quality. Current septic system regulations only require a minimal soil depth, sufficient water infiltration into soil,

and minimal separation between wells and drain fields. These regulations may not fully address the potential impacts of unsewered development in the Township.

Basement Suitability

Soil limitations affecting basement construction are mostly due to friable soils and shallow depths to bedrock or groundwater. Basements can be built where friable soils exist, but usually result in higher excavation, backfilling and erosion control costs. Basements often cannot be built on shallow bedrock or in areas with a shallow groundwater depth.

Flood Plains

The Town of Stanton has a number of areas adjacent to rivers and streams where water fluctuations can cause flooding. To protect property and public investments, Wisconsin Statutes 87.30(1) requires counties, cities and villages to implement Floodplain Zoning. Dunn County is responsible for administering the Flood plain Management Program.

Development in a floodplain is usually determined through the use of Federal Emergency Management Agency (FEMA) 100-year floodplain maps. While these FEMA flood insurance maps delineate the floodplain, past experience indicates these maps are old and errors have been found. Another method is to map soils that show evidence of flood conditions. For the purpose of this plan the flooded soils have been mapped, and, as is the case with the FEMA maps, errors have been found. Therefore, it is important to note that the following information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Prime Agricultural Land

This land is necessary for the continuation of the production of food or fiber and was defined strictly by soil productivity. It did not reflect whether the land is currently being cropped or has a history of cropping. For planning purposes, soils are considered to be of high or medium production if they meet the following 3 criteria:

1. Prime Farmland

Prime farmland is defined in the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Prime Farmland, Pages 1-2, Dated 11/22/95, as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban or built-up land or water areas). It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner when treated and managed, including water, according to acceptable farming methods.

2. Productivity for Corn

According to the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Yields Per Acre, Pages 1-13, dated 11/22/96, production for corn is determined by a ten year average on soil test plots using high-level management. All soils are assigned a relative yield based on the most productive soil. In Dunn County the relative yield is 150 bushels per acre.

3. Capability Class

According to the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Soil Descriptions Non-Technical, Pages 1-26, dated 11/22/95, there are 8-land capability classes, which are practical groupings of soil limitations. The limitations are based on characteristics such as erosion hazard, droughtiness, wetness, stoniness, and response to management. Each class reflects the land's relative suitability for crops, grazing, forestry, and wildlife. Class 1 soils are best suited for agriculture and class 8 soils are least suited. For planning purposes soil classes were combined and mapped.

See Soil Productivity map in Appendix D. Class 1 and 2 soils are combined into soils of high agricultural importance, class 3 soils considered to be of medium importance and class 4-8 are considered to be poorly suited for agriculture production. The town does not have an abundance of prime farmland. See Soil Productivity and Preferred Land Use maps in Appendix D. However, the land identified as prime farmland may have to be preserved for the purposes of agricultural-economic benefits and for protecting the rural character of the town. While prime farmland does not pose a direct obstacle to development, it should carry significant weight when determining areas better suited for development. If the town wishes to maintain the viability of agriculture, efforts will have to be made to limit development in these areas.

These factors were evaluated using the LESA program (Land Evaluation and Site Assessment). It is a numerical rating system designed to take into account both soil quality and other factors affecting a site's worth for agriculture. Soil quality factors are grouped under land Evaluation (LE). The other factors are grouped under Site Assessment (SA.) The SA factors are of three types: non-soil factors related to the agricultural use of the site, factors related to development pressures, and other public values of the site. For the purpose of this plan only the LE portion of the program was utilized.

Steep Slopes

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations. Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

Surface Water

Surface water resources include water that is standing still or flowing, navigable or intermittent, which collects and channels overland runoff. Rivers and streams are the primary components that make up surface waters in the Township and of primary concern is shoreland protection. Shore lands provide habitat for both aquatic and terrestrial animals and vegetation. Shore lands act as buffers to protect the water quality of these resources. However, shore lands are also prime areas for residential development and are receiving increased exposure to contamination from residential development and recreation use. The State of Wisconsin requires counties to prevent the loss and erosion of these resources by adopting and enforcing a shoreland ordinance.

PART IV IMPLEMENTATION

The Town of Stanton Comprehensive Plan provides for rural development and objectives recommended by the Town's Plan Commission. This section identifies the mechanisms to implement those recommendations such as community cooperation, local ordinances and county ordinances.

How To Implement

This plan looks twenty years into the future. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before they can be addressed. Also some goals may have a higher priority while others may need additional resources.

Beginning the implementation process requires one of the following actions by the Town Board;

1. Town Board acts independently and implements the goal.
2. The Town Board passes the goal to the Plan Commission for its study and recommendations. The Plan Commission will determine the most efficient method of study.
3. Final action for Community Cooperation, Local Ordinances and County Ordinances rests with the Town Board.

Community Cooperation

Community cooperation should be utilized as the educational and communication tool available to assist the town in analyzing the need for local ordinances or zoning. Through community cooperation the town can stay informed on local and county concerns and educate its citizens about development issues. Community cooperation could lead to a local ordinance, a local ordinance change, to new zoning districts, or to revisions in existing districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation.

Local Ordinances

Another common implementation tool available to the Town Board is local ordinances. The town currently has some local ordinances in place and would review them against the comprehensive plan, county zoning ordinance, and state statutes for inconsistencies and will make necessary ordinance revisions. For example, the Town Board could request the Plan Commission to draft language amendments to an existing ordinance or to draft language for a new ordinance. If the Town Board were to adopt additional ordinances, such as a subdivision ordinance, the comprehensive plan, county ordinances and state statutes will be used as guides.

The town has adopted an Ordinance implementing the Uniform dwelling Code and created the position of Building Inspector. The town building inspector follows the State of Wisconsin Unified Dwelling Code when inspecting housing construction and remodeling projects.

Subdivisions

Control of land divisions is of particular importance, since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards.

All townships in Dunn County, zoned and unzoned, fall under Dunn County Subdivision review. Subdivision review deals with the legal requirements to create one or more lots from an existing parcel. Subdivision review does not deal with zoning issues such as setbacks, lot sizes or land use. Towns with village power can, within statutory limitations, write and adopt local ordinances such as a subdivision ordinance. Adopting a local subdivision ordinance requires local review along with county and, in some instances, state review. Enforcement of the local ordinance would be the responsibility of the town. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. Several types of subdivision ordinances are available such as traditional lot and block or conservation (clustering) subdivisions. Information on subdivisions is available through the Dunn County Planning Resources and Development Department, UW-Extension, and private consultants.

Site Plan Review

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the town adopted Village Powers it received the power to create a site plan review process. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

County Ordinances

The County's comprehensive ordinances regulate subdivisions, storm water, erosion control, and zoning. Most local units of government rely on zoning as the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial, and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights, and setback requirements.

Zoning

Currently the Town of Stanton is not under county zoning. Back in 2001 the Town started the process to become zoned. The Town drew up a preferred zoning district map and presented the map to Dunn County. Dunn County accepted the map and the process is on hold until the town officially accepts and files the map. Since that time the town entered into the comprehensive planning program and has re-examined the issue of zoning and zoning districts. If the town were to move towards becoming zoned, it should resolve any inconsistencies between the original preferred zoning maps and the maps generated through the planning process. Beyond that it becomes a procedural matter at the county level. If the town is not ready to become zoned, the town should file the maps and the plan for future use. In the meantime the Town Board should take what measures it can to meet the wishes of the majority of town residents.

Town comprehensive plan recommendations are long range, and it is important to note that some areas of the Preferred Land Use map may not be developed for a number of years.

GOALS AND OBJECTIVES

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were implemented. The goals are the Town's desired destination.

Through the use of visioning sessions, citizen opinion survey, inventory data and other community input, the Plan Commission developed Town goals. Goals are not necessarily specific to a particular planning element. Therefore connection and crossover to other goals and planning elements is inevitable.

Maintain the rural character

Objective

Promote the aesthetic beauty of the Town.

Objective

Encourage low density housing

Objective

Protect green space

Objective

Encourage landowners to maintain woodlands

Promote recreational use of public lands

Objective

Identify public lands including Right of ways.

- Develop an informational program to target special recreational user groups.
- Identify user group needs.
- Identify user group issues. (What works and what doesn't).
- Explore topics such as Rustic Road Program, Bike trails, snowmobile trails extensions and cross country skiing.

Objective

Finalize and publish results

Balance economic growth with township resources

Objective

Identify current and potential for economic growth.

- Develop an informational program to target local economic groups
- Identify existing businesses and home businesses.
- Identify desirable businesses
- Coordinate economic growth with other goals.

Objective

Identify existing and potential town resources

- Develop an informational program with target groups.
- Determine how local resources can support economic growth in the township.

Objective

Finalize and publish results

Plan for Increased Housing Demand

Objective

Promote diverse housing

Objective

Determine minimum lot sizes

Objective

Determine preferred land use areas

- Residential
- Agriculture
- Other

Objective

Develop and implement a public information program.

- General information for all citizens and landowners, including definitions of terms.

Objective

Identify and describe options

- Self determination through land stewardship programs.
- Consensus agreements among land owners
- Adopt local ordinances
- Adopt local zoning
- Adopt county zoning

Balance property owner's right with community needs

Objective

Identify community needs

- Confirm community needs with public participation results

Objective

Identify property owner rights

Objective

Compare and analyze 1 and 2 above

Objective

Develop community consensus document

Maintain and develop a transportation system

Objective

Develop and maintain written town road standards.

- Establish criteria for new road construction.
- Establish criteria for reconstructing existing roads.
- Establish criteria for resurfacing roads.
- Periodically review road standards and driveway standards.

Objective

Continue to participate in the town road inspection program.

- Annually evaluate local roads using the PASER system.
- Annually evaluate local bridges and culverts.
- Establish a transportation maintenance plan.
 - * Review plan with town patrolman.
 - * Maintain necessary facilities and equipment.
 - * Establish a pool of resources as an emergency back up plan.
- Annually prioritize and update the plan.

Objective

Study reducing speed limit on town roads.

- Seek input from town residents
- Determine actions if any to be implemented.
- Install signage.

Objective

Study walk/bike routes on selected town roads.

- Investigate liability issues.
- Obtain and analyze citizen input.
- Investigate potential costs.
- Establish a construction timeline.
- Obtain town board approval.

Maximize intergovernmental cooperative opportunities and shared services

Objective

Identify and assess existing and potential cooperative agreements with neighboring units of government such as

- Road maintenance
- Shared equipment / personnel
- Shared facilities
- Neighboring planning efforts
- Emergency services

Objective

Enter cooperative agreements

- Develop agreements
- Adopt agreements
- Review and amend as necessary

Preserve Town History

Objective

Appoint a Town History Committee

- Identify interested citizens
- Define committee mission or charge
- Identify required historical resources

Objective

Identify and catalogue significant cultural and historical sites.

Optimize natural resources

Objective

Develop and implement a public information program.

- General information for all citizens and landowners including definitions of terms.
- Target specific groups such as;
 - * Productive farmland owners
 - * Woodland owners
 - * Environmentally sensitive landowners

Objective

Identify resources to implement

Objective

Preserve productive agricultural land.

- Identify and describe options
 - * Self determination through land stewardship programs.
 - * Consensus agreements among land owners

- * Adopt local ordinances
- * Adopt local zoning
- * Adopt county zoning

INTEGRATION

In order to meet the goals and objectives laid out in the plan, portions of other planning elements may come into play. While some goals are specific to a particular element, achieving the goal may require a much broader overview. The driving force behind this whole process has been a comprehensive analysis of the community. As the town begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan

PLAN MONITORING, EVALUATION AND UPDATE

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of Stanton will monitor the progress of plan implementation and evaluate it against changing conditions on at least a five year interval or as changes warrant. The Plan Commission will remain flexible with regard to updates. However, it is not expected that updates will be necessary more often than every two years.

Appendix A

Visioning Responses

TOWN OF STANTON VISIONING SESSIONS, FEBRUARY 20 AND MARCH 1, 2003 RESULTS

Agriculture

The residents of the Town of Stanton would like to see agriculture pretty much remain as is. While they recognize that the Town of Stanton is not a large agricultural community, it would like to preserve what farms it does have.

They would also like to encourage new forms of farming that are economically feasible and environmentally sensitive.

Residents of the Town of Stanton feel that farmers are good stewards of the land.

While they believe that landowners should have the right to control what is done with their land, the residents also would like to see as much productive farmland as possible remain in farming.

Housing

Residents want to see low density in housing. They enjoy the open space and do not want to see subdivisions throughout the Township.

They like the fact there are currently few regulations regarding housing construction and acknowledge the diversity of housing that is possible in the Township.

They recognize that the housing market is not inflated in the Town of Stanton and that there is still land for sale for building.

Transportation

Residents like the narrow, curving, winding township roads that are quiet and have little traffic.

They feel that the Township roads are well maintained. They enjoy the scenic and rustic beauty these roads provide.

Economic Development

Most businesses in the Town of Stanton are family-owned, home-based, and have low impact on property values.

The residents do not see their Town as being a center of commercial activity since they about the Village of Knapp.

They do acknowledge that the future influx of residents of the Town of Stanton may be that type of person who tele-commutes from home or has a home-based industry.

They also see the potential of recreation-based businesses in the Town of Stanton, given its natural resources.

Natural Resources

Residents felt natural resources, its woodlands, hills, streams, and wetlands. were the biggest asset of the Town of Stanton.

There is an abundance of fauna and flora in the Town.

Residents are pleased that there are not a lot of bright lights at night and that one can see the stars. Also there are very few lighted signs along the roads.

The open vistas need to be preserved because that is what attracts the residents to the Town of Stanton.

Utilities/Infrastructure

Participants were pleased with the quality of utility service and infrastructure found in the Town.

They saw the need for cell towers but wanted these kept to a minimum. Fiber optics was also mentioned as vital to the town, especially if people would be tele-commuting out of their homes.

Cultural Resources

The participants identified the following sites as worth cataloguing and giving attention to:

Highway 12 Cemetery

Stanton Cemetery

Granger School

Cheese Factory (Annis Creek)

Hall Estate

Most cultural resources are man-made.

Intergovernmental Cooperation

The participants would like to see intergovernmental cooperation exist where the sharing of equipment and staff is such that it does not reduce the quality of service currently available in the town of Stanton.

They would also like to see the Town of Stanton notified when development decisions are being made in neighboring towns that may have some impact upon the Town of Stanton.

The participants were then asked the closing question

Why do you live in the Town of Stanton?

People live in the town of Stanton because they value the natural environment (woodlands) and vistas provided by the hills and trees.

They stated that there is privacy and an openness feeling to living in Stanton.

There are good but not nosey neighbors.

Peace and quiet and protection were also cited as assets of living in Stanton.

Two vision sessions were held in the late winter of 2003. Attendees were asked what they like or would like to see preserved in Stanton. In regards to housing they listed: Green space, farmsteads and farm buildings, diversity of housing, land for sale, and rural character as important. When asked what they would like to see changed or different regarding housing they listed: Don't want a lot of regulations, No big subdivisions, no high density housing, some regulations on certain things and some control in short term to allow for long term plan. Also, keep rural character, development that enhances property values while preserving rural character, no 40 acre minimum lot sizes, decide where developments should go or like to see go, way to preserve open land and to look at options.

Appendix B

Survey Results

In the 2003 Citizen's Opinion Survey respondents were evenly split on the question of whether or not there is a need for more single family housing in Stanton Township; 46.4% agreed and 45.8% disagreed. Like wise, residents were split 46.4% to 46.4% on the need for affordable start-up homes for young families. 66.1% agreed that Stanton should specify a minimum lot size for rural housing; 26.8 % disagreed. Most respondents thought minimum lot size for a single family home should be between one and ten acres; one acre-21.3%; five acres- 28%; ten acres-17.9%; 10.1%-no minimum; no response-11.3%. 55.4% agreed that landowners should be allowed to sell their land to whomever they choose; 41.7% disagreed. However, 81% agreed that business and commercial developments should only be allowed in designated places; 14.9% disagreed and 73.8% agreed that Agribusiness should only be allowed in designated places; 22% disagreed.

After analyzing the questionnaire sent out in 2003 it was determined that the community's overall mission should be to preserve the rural character, to retain green space and to support the creative use of housing (diversity of housing). The biggest trend was to complete the plan with minimal regulations.

SUMMARY OF THE CITIZEN OPINION SURVEY

Question 1: We need to preserve prime farmland for agricultural purposes. 82.1% of the total respondents agreed with this statement, 15.5% disagreed, and 2.4% had no response.

Question 2: A landowner or farmer should have the right to sell his/her farmland for purposes other than farming. 89.9% of the total respondents agreed with this statement, 6.5% disagreed, and 3.6% had no response.

Question 3: There should be a limit as to how many animal units can exist on a farm. 61.9% of the total respondents agreed with this statement; 33.3% disagreed, and 4.8% had no response.

Question 4: Agricultural businesses should be recruited for establishment in Stanton. 46.6% of the total respondents disagreed with this statement; 47% of the total respondents agreed with this statement, and 6.6% had no response.

Question 5: Productive farmland should not be converted to non-farm uses. 46.4% of the total respondents agreed with this statement; 45.8% disagreed, and 7.7% had no response.

Question 6: Large scale corporate farms should not be encouraged to buy land in Stanton. 66.7% of the total respondents agreed with this statement; 29.2% disagreed, and 4.2% had no response.

Question 7: There is a conflict between farms and non-farm neighbors regarding dust, noise, and odors. 33.3% of the total respondents agreed with this statement; 58% disagreed, and 7.7% had no response.

Question 8: Prime farmland should not be used for residential housing purposes. 54.2% of the total respondents agreed with this statement; 39.9% disagreed, and 6.0% had no response.

Question 9: Prime farmland should not be used for commercial/industrial purposes. 64.9% of the total respondents agreed with this statement; 28.9% disagreed, and 5.4% had no response.

Question 10: More single family housing is needed in Stanton. 46.4% of the total respondents agreed with this statement; 45.8% disagreed, and 7.7% had no response.

Question 11: There is a need for affordable start-up types of housing for young families. 46.4% of the total respondents agreed with this statement; 46.4% disagreed, and 7.1% had no response.

Question 12: Stanton should specify a minimum size of a lot for rural housing. 66.1% of the total respondents agreed with this statement; 26.8% disagreed, and 7.1% had no response.

Question 13: What should be the minimum lot size for single family homes in Stanton? 1 acre: 21.3%; 5 acres: 28%; 10 acres: 17.9%; >10 acres: 10.1%; no minimum: 11.3%.

Question 15: Landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used. 55.4% of the total respondents agreed with this statement; 41.7% disagreed, and 3% had no response.

Question 16: Business/commercial development should be allowed only in designated places. 81% of the total respondents agreed with this statement; 14.9% disagreed, and 4.2% had no response.

Question 17: Agri-business development should be allowed only in designated places. 73.8% of the total respondents agreed with this statement; 22% disagreed, and 4.2% had no response.

Question 19: I am concerned with the way things are happening in Stanton regarding land use and growth. 56.5% of the total respondents agreed with this statement; 36.9% disagreed, and 6.6% had no response.

Question 20: Land use regulations would have a negative effect on the value of my property. 37.5% of the total respondents agreed with this statement; 52.4% disagreed, and 10.1% had no response.

Question 21: Land use regulations would have a positive effect on the value of my property. 57.7% of the respondents agreed with this statement; 32.1% disagreed, and 10.1% had no response.

Question 22: Land use regulations, governing development in Stanton, should be more restrictive. 47% of the total respondents agreed with this statement; 47% disagreed, and 6% had no response.

Question 23: Land use regulations and policies should be relaxed so that development can respond more freely to market conditions. 26.8% of the total respondents agreed with this statement; 65.5% disagreed, and 7.7% had no response.

Question 24: Land use policies and regulations should emphasize preserving the rural and agricultural character of Stanton. 81% of the total respondents agreed with this statement; 14.9% disagreed, and 4.2% had no response.

Question 25: Stanton should regulate the placement/installation of telecommunication towers. 75% of the total respondents agreed with this statement; 22.6% disagreed, and 2.4% had no response.

Question 26: Yard lights should be regulated to minimize nighttime light pollution. 40.5% of the total respondents agreed with this statement; 54.2% disagreed, and 5.4% had no response.

Question 27: Stanton should regulate land use to protect wildlife. 64.9% of the total respondents agreed with this statement; 29.8% disagreed, and 5.4% had no response.

Question 28: There is a problem with contamination of groundwater in Stanton. 26.8% of the total respondents agreed with this statement; 55.9% disagreed, and 17.3% had no response.

Question 29: There is a problem with pollution of rivers and streams in Stanton. 33.9% of the total respondents agreed with this statement; 52.4% disagreed, and 13.7% had no response.

Question 30: I am satisfied with the way Stanton is handling its solid waste. 76.8% of the total respondents agreed with this statement; 13.7% disagreed, and 9.5% had no response.

Question 31: Enough is being done regarding the recycling program in Stanton. 70.8% of the total respondents agreed with this statement; 17.3% disagreed, and 4.8% had no response.

Question 32: It is important to preserve woodlands and environmentally sensitive areas in Stanton. 83.9% of the total respondents agreed with this statement; 11.3% disagreed, and 4.8% had no response.

Question 33: Pits or quarries should be allowed to operate in Stanton. 63.7% of the total respondents agreed with this statement; 26.2% disagreed, and 10.1% had no response.

Question 34: Salvage or junkyards should be allowed to operate in Stanton. 44.6% of the total respondents agreed with this statement; 49.4% disagreed, and 6% had no response.

Question 35: Ethanol plants should be allowed to operate in Stanton. 39.3% of the total respondents agreed with this statement; 50% disagreed, and 10.7% had no response.

Question 36: Stanton roads are adequate to meet my needs. 75% of the total respondents agreed with this statement; 23.8% disagreed, and 1.2% had no response.

Question 37: The roads and highways in Stanton adequately meet the needs of the citizens and businesses. 73.2% of the total respondents agreed with this statement; 20.2% disagreed, and 6.6% had no response.

Town of Stanton Agricultural Survey

How farmland is used continues to change in the township. To obtain a "snapshot" of how farmlands are currently used, an agricultural survey was sent out in January, 2003 to 120 Stanton landowners whose land was identified as being used for some type of agricultural purpose were sent a survey. Eighty-three (70%) responded and the results follow:

A. How long have you farmed your land?

The range was from one year to over 50 years, with the median being 21-30 years.

B. How old are you?

Three were under 30, while 25 were over 60. The median was between 46 and 60.

C. Do you actively farm, rent your land, or Other?*

46 respondents farm their land.

14 rent from others.

31 rent to others

20 Other

*Some respondents checked more than one category.

D. What type of farming do you do?

Dairy 19

Cash crops 34

Horses 18

Hobby 9

Beef 2

Trees 8

Other 17

E. How much land do you own in the township?

Less than 20 acres 6

21-100 30

Over 100 46

No response 1

F. Which best describes your plans for your land for the next ten years?

Live there and maintain current use 66

Sell all of the property on the open market 1

Keep a portion for myself and sell the rest 7

Sell all the property to family members 4

Keep a portion for myself, rest to family 5

Other 11

No response 1

G. If you were to sell all of your land, how would you like to see it used?*

Agricultural/farm uses	64
Non-agricultural uses	10
Residential	19
Commercial	3
Industrial	1
Recreation	25
Other	10
No response	3

*Some respondents checked more than category.

Comments

Running through many comments were a desire to keep farmlands and woodlands as they currently are, but several respondents noted that taxes on recreation and woodlands may force changes in land use. Another expression from several respondents was that they should be able to sell their lands in small parcels with limited or no restrictions.

Town of Stanton Agricultural Survey

January 5, 2004

This survey is confidential and will be used by the Plan Commission for planning purposes only.

1. How long have you farmed your land? _____ years.

2. How old are you?

☐ Under 30

☐ 31-45

☐ 46-60

☐ 60 and over

3. Do you ? (Check all that apply)

☐ Actively farm your land.

☐ Other (Please Specify)

☐ Rent _____ acres of farmland to others

☐ Rent _____ acres of farmland from others

4. What type(s) of farming do you do? (Check all that apply)

☐ Dairy

☐ Cash Crop

☐ Horse

☐ Hobby

☐ Beef

☐ Hog

☐ Tree

☐ Other _____

5. How much land do you own in the township?

☐ Less than 20 acres

☐ More than 100 acres

☐ 21-100 acres

6. Which best describes your plans for your land for the next ten years? (Check only those that apply)

☐ Live there and maintain its current use.

☐ Keep a portion for myself and sell the rest to family member(s)

☐ Sell all of the property on the open market.

☐ Keep a portion for myself and sell the rest.

☐ Other (Please specify) _____

☐ Sell all of the property to family member(s)

7. If you were to sell all of your land, how would you like to see it used?(Check all that apply)

☐ Agricultural/ farm uses

☐ Non Agricultural/farm uses (Check all that apply)

☐ Residential

☐ Industrial

☐ Other _____

☐ Commercial

☐ Recreation

Comments; (Please use the back of this survey for additional comment space)

Signature (Optional) _____

Please return this survey to Steve Nielsen, Plan Commission Chair, in the self addressed envelope by January 19th 2004.
Thank You

Appendix C

2000 Census Data

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Stanton town, Dunn County, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	715	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	715	100.0
Male.....	370	51.7	Hispanic or Latino (of any race).....	18	2.5
Female.....	345	48.3	Mexican.....	3	0.4
Under 5 years.....	43	6.0	Puerto Rican.....	-	-
5 to 9 years.....	58	8.1	Cuban.....	1	0.1
10 to 14 years.....	69	9.7	Other Hispanic or Latino.....	14	2.0
15 to 19 years.....	65	9.1	Not Hispanic or Latino.....	697	97.5
20 to 24 years.....	36	5.0	White alone.....	686	95.9
25 to 34 years.....	80	11.2	RELATIONSHIP		
35 to 44 years.....	135	18.9	Total population	715	100.0
45 to 54 years.....	106	14.8	In households.....	715	100.0
55 to 59 years.....	41	5.7	Householder.....	247	34.5
60 to 64 years.....	24	3.4	Spouse.....	169	23.6
65 to 74 years.....	31	4.3	Child.....	247	34.5
75 to 84 years.....	17	2.4	Own child under 18 years.....	199	27.8
85 years and over.....	10	1.4	Other relatives.....	15	2.1
Median age (years).....	35.5	(X)	Under 18 years.....	6	0.8
18 years and over.....	502	70.2	Nonrelatives.....	37	5.2
Male.....	262	36.6	Unmarried partner.....	18	2.5
Female.....	240	33.6	In group quarters.....	-	-
21 years and over.....	475	66.4	Institutionalized population.....	-	-
62 years and over.....	71	9.9	Noninstitutionalized population.....	-	-
65 years and over.....	58	8.1	HOUSEHOLD BY TYPE		
Male.....	27	3.8	Total households	247	100.0
Female.....	31	4.3	Family households (families).....	196	79.4
RACE			With own children under 18 years.....	101	40.9
One race.....	708	99.0	Married-couple family.....	169	68.4
White.....	700	97.9	With own children under 18 years.....	84	34.0
Black or African American.....	-	-	Female householder, no husband present.....	17	6.9
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	11	4.5
Asian.....	4	0.6	Nonfamily households.....	51	20.6
Asian Indian.....	-	-	Householder living alone.....	35	14.2
Chinese.....	-	-	Householder 65 years and over.....	14	5.7
Filipino.....	2	0.3	Households with individuals under 18 years.....	106	42.9
Japanese.....	1	0.1	Households with individuals 65 years and over.....	43	17.4
Korean.....	1	0.1	Average household size.....	2.89	(X)
Vietnamese.....	-	-	Average family size.....	3.20	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	257	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	247	96.1
Guamanian or Chamorro.....	-	-	Vacant housing units.....	10	3.9
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	4	1.6
Some other race.....	4	0.6	Homeowner vacancy rate (percent).....	1.4	(X)
Two or more races.....	7	1.0	Rental vacancy rate (percent).....	3.3	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	247	100.0
White.....	707	98.9	Owner-occupied housing units.....	218	88.3
Black or African American.....	1	0.1	Renter-occupied housing units.....	29	11.7
American Indian and Alaska Native.....	6	0.8	Average household size of owner-occupied units.....	2.89	(X)
Asian.....	4	0.6	Average household size of renter-occupied units.....	2.97	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	4	0.6			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Stanton town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	241	100.0	Total population.....	727	100.0
Nursery school, preschool.....	6	2.5	Native.....	723	99.4
Kindergarten.....	7	2.9	Born in United States.....	723	99.4
Elementary school (grades 1-8).....	124	51.5	State of residence.....	508	69.9
High school (grades 9-12).....	73	30.3	Different state.....	215	29.6
College or graduate school.....	31	12.9	Born outside United States.....	-	-
			Foreign born.....	4	0.6
			Entered 1990 to March 2000.....	-	-
EDUCATIONAL ATTAINMENT			Naturalized citizen.....	4	0.6
Population 25 years and over.....	422	100.0	Not a citizen.....	-	-
Less than 9th grade.....	19	4.5			
9th to 12th grade, no diploma.....	39	9.2	REGION OF BIRTH OF FOREIGN BORN		
High school graduate (includes equivalency).....	189	44.8	Total (excluding born at sea).....	4	100.0
Some college, no degree.....	80	19.0	Europe.....	-	-
Associate degree.....	37	8.8	Asia.....	-	-
Bachelor's degree.....	45	10.7	Africa.....	-	-
Graduate or professional degree.....	13	3.1	Oceania.....	-	-
Percent high school graduate or higher.....	86.3	(X)	Latin America.....	4	100.0
Percent bachelor's degree or higher.....	13.7	(X)	Northern America.....	-	-
MARITAL STATUS			LANGUAGE SPOKEN AT HOME		
Population 15 years and over.....	534	100.0	Population 5 years and over.....	682	100.0
Never married.....	126	23.6	English only.....	666	97.7
Now married, except separated.....	341	63.9	Language other than English.....	16	2.3
Separated.....	1	0.2	Speak English less than "very well".....	5	0.7
Widowed.....	18	3.4	Spanish.....	5	0.7
Female.....	18	3.4	Speak English less than "very well".....	3	0.4
Divorced.....	48	9.0	Other Indo-European languages.....	9	1.3
Female.....	19	3.6	Speak English less than "very well".....	2	0.3
			Asian and Pacific Island languages.....	-	-
			Speak English less than "very well".....	-	-
GRANDPARENTS AS CAREGIVERS			ANCESTRY (single or multiple)		
Grandparent living in household with one or more own grandchildren under 18 years.....	3	100.0	Total population.....	727	100.0
Grandparent responsible for grandchildren.....	3	100.0	Total ancestries reported.....	858	118.0
			Arab.....	-	-
VETERAN STATUS			Czech ¹	3	0.4
Civilian population 18 years and over ..	480	100.0	Danish.....	30	4.1
Civilian veterans.....	50	10.4	Dutch.....	12	1.7
			English.....	51	7.0
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			French (except Basque) ¹	29	4.0
Population 5 to 20 years.....	233	100.0	French Canadian ¹	3	0.4
With a disability.....	19	8.2	German.....	270	37.1
Population 21 to 64 years.....	390	100.0	Greek.....	-	-
With a disability.....	43	11.0	Hungarian.....	-	-
Percent employed.....	81.4	(X)	Irish ¹	76	10.5
No disability.....	347	89.0	Italian.....	21	2.9
Percent employed.....	81.0	(X)	Lithuanian.....	-	-
Population 65 years and over.....	59	100.0	Norwegian.....	154	21.2
With a disability.....	22	37.3	Polish.....	22	3.0
			Portuguese.....	4	0.6
RESIDENCE IN 1995			Russian.....	2	0.3
Population 5 years and over.....	682	100.0	Scotch-Irish.....	6	0.8
Same house in 1995.....	463	67.9	Scottish.....	17	2.3
Different house in the U.S. in 1995.....	217	31.8	Slovak.....	5	0.7
Same county.....	114	16.7	Subsaharan African.....	-	-
Different county.....	103	15.1	Swedish.....	29	4.0
Same state.....	49	7.2	Swiss.....	15	2.1
Different state.....	54	7.9	Ukrainian.....	-	-
Elsewhere in 1995.....	2	0.3	United States or American.....	27	3.7
			Welsh.....	3	0.4
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	79	10.9

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Stanton town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	516	100.0	Households	232	100.0
In labor force	386	74.8	Less than \$10,000	17	7.3
Civilian labor force	386	74.8	\$10,000 to \$14,999	7	3.0
Employed	366	70.9	\$15,000 to \$24,999	46	19.8
Unemployed	20	3.9	\$25,000 to \$34,999	24	10.3
Percent of civilian labor force	5.2	(X)	\$35,000 to \$49,999	38	16.4
Armed Forces	-	-	\$50,000 to \$74,999	66	28.4
Not in labor force	130	25.2	\$75,000 to \$99,999	15	6.5
Females 16 years and over	264	100.0	\$100,000 to \$149,999	17	7.3
In labor force	174	65.9	\$150,000 to \$199,999	2	0.9
Civilian labor force	174	65.9	\$200,000 or more	-	-
Employed	167	63.3	Median household income (dollars)	45,781	(X)
Own children under 6 years	54	100.0	With earnings	202	87.1
All parents in family in labor force	39	72.2	Mean earnings (dollars) ¹	46,291	(X)
COMMUTING TO WORK			With Social Security income	50	21.6
Workers 16 years and over	360	100.0	Mean Social Security income (dollars) ¹	11,608	(X)
Car, truck, or van - - drove alone	260	72.2	With Supplemental Security Income	5	2.2
Car, truck, or van - - carpooled	51	14.2	Mean Supplemental Security Income		
Public transportation (including taxicab)	4	1.1	(dollars) ¹	4,180	(X)
Walked	12	3.3	With public assistance income	9	3.9
Other means	2	0.6	Mean public assistance income (dollars) ¹	2,422	(X)
Worked at home	31	8.6	With retirement income	29	12.5
Mean travel time to work (minutes) ¹	27.3	(X)	Mean retirement income (dollars) ¹	9,859	(X)
Employed civilian population			Families	187	100.0
16 years and over	366	100.0	Less than \$10,000	10	5.3
OCCUPATION			\$10,000 to \$14,999	3	1.6
Management, professional, and related			\$15,000 to \$24,999	25	13.4
occupations	104	28.4	\$25,000 to \$34,999	18	9.6
Service occupations	52	14.2	\$35,000 to \$49,999	41	21.9
Sales and office occupations	66	18.0	\$50,000 to \$74,999	62	33.2
Farming, fishing, and forestry occupations	19	5.2	\$75,000 to \$99,999	12	6.4
Construction, extraction, and maintenance			\$100,000 to \$149,999	14	7.5
occupations	46	12.6	\$150,000 to \$199,999	2	1.1
Production, transportation, and material moving			\$200,000 or more	-	-
occupations	79	21.6	Median family income (dollars)	48,750	(X)
INDUSTRY			Per capita income (dollars) ¹	15,398	(X)
Agriculture, forestry, fishing and hunting,			Median earnings (dollars):		
and mining	52	14.2	Male full-time, year-round workers	31,131	(X)
Construction	38	10.4	Female full-time, year-round workers	26,250	(X)
Manufacturing	76	20.8			
Wholesale trade	10	2.7		Number	Percent
Retail trade	43	11.7		below	below
Transportation and warehousing, and utilities	23	6.3		poverty	poverty
Information	3	0.8		level	level
Finance, insurance, real estate, and rental and					
leasing	17	4.6	POVERTY STATUS IN 1999		
Professional, scientific, management, adminis-			Families	12	6.4
trative, and waste management services	7	1.9	With related children under 18 years	11	10.9
Educational, health and social services	48	13.1	With related children under 5 years	4	11.8
Arts, entertainment, recreation, accommodation			Families with female householder, no		
and food services	30	8.2	husband present	7	36.8
Other services (except public administration)	10	2.7	With related children under 18 years	7	50.0
Public administration	9	2.5	With related children under 5 years	2	66.7
CLASS OF WORKER			Individuals	77	10.7
Private wage and salary workers	267	73.0	18 years and over	42	8.8
Government workers	45	12.3	65 years and over	2	3.4
Self-employed workers in own not incorporated			Related children under 18 years	31	13.0
business	49	13.4	Related children 5 to 17 years	27	14.0
Unpaid family workers	5	1.4	Unrelated individuals 15 years and over	26	34.2

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Stanton town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units.....	258	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	242	100.0
1-unit, detached.....	200	77.5	1.00 or less.....	231	95.5
1-unit, attached.....	2	0.8	1.01 to 1.50	4	1.7
2 units	4	1.6	1.51 or more.....	7	2.9
3 or 4 units	-	-	Specified owner-occupied units	64	100.0
5 to 9 units	-	-	VALUE		
10 to 19 units	-	-	Less than \$50,000.....	3	4.7
20 or more units	-	-	\$50,000 to \$99,999	29	45.3
Mobile home.....	49	19.0	\$100,000 to \$149,999	17	26.6
Boat, RV, van, etc.....	3	1.2	\$150,000 to \$199,999	10	15.6
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	5	7.8
1999 to March 2000	6	2.3	\$300,000 to \$499,999	-	-
1995 to 1998	33	12.8	\$500,000 to \$999,999	-	-
1990 to 1994	16	6.2	\$1,000,000 or more	-	-
1980 to 1989	38	14.7	Median (dollars).....	100,000	(X)
1970 to 1979	37	14.3	MORTGAGE STATUS AND SELECTED		
1960 to 1969	18	7.0	MONTHLY OWNER COSTS		
1940 to 1959	24	9.3	With a mortgage	52	81.3
1939 or earlier	86	33.3	Less than \$300	-	-
ROOMS			\$300 to \$499	1	1.6
1 room	3	1.2	\$500 to \$699	8	12.5
2 rooms	2	0.8	\$700 to \$999	24	37.5
3 rooms	16	6.2	\$1,000 to \$1,499	19	29.7
4 rooms	15	5.8	\$1,500 to \$1,999	-	-
5 rooms	72	27.9	\$2,000 or more	-	-
6 rooms	47	18.2	Median (dollars).....	900	(X)
7 rooms	36	14.0	Not mortgaged.....	12	18.8
8 rooms	35	13.6	Median (dollars).....	300	(X)
9 or more rooms	32	12.4	SELECTED MONTHLY OWNER COSTS		
Median (rooms)	5.9	(X)	AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	242	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent.....	15	23.4
1999 to March 2000	32	13.2	15.0 to 19.9 percent	14	21.9
1995 to 1998	71	29.3	20.0 to 24.9 percent	15	23.4
1990 to 1994	43	17.8	25.0 to 29.9 percent	2	3.1
1980 to 1989	49	20.2	30.0 to 34.9 percent	6	9.4
1970 to 1979	13	5.4	35.0 percent or more	12	18.8
1969 or earlier	34	14.0	Not computed.....	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	22	100.0
None	6	2.5	GROSS RENT		
1	38	15.7	Less than \$200	3	13.6
2	107	44.2	\$200 to \$299	2	9.1
3 or more	91	37.6	\$300 to \$499	6	27.3
HOUSE HEATING FUEL			\$500 to \$749	7	31.8
Utility gas	2	0.8	\$750 to \$999	2	9.1
Bottled, tank, or LP gas	159	65.7	\$1,000 to \$1,499	-	-
Electricity	11	4.5	\$1,500 or more	-	-
Fuel oil, kerosene, etc	42	17.4	No cash rent.....	2	9.1
Coal or coke	-	-	Median (dollars).....	425	(X)
Wood	26	10.7	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent.....	3	13.6
No fuel used.....	2	0.8	15.0 to 19.9 percent	4	18.2
SELECTED CHARACTERISTICS			20.0 to 24.9 percent	2	9.1
Lacking complete plumbing facilities	4	1.7	25.0 to 29.9 percent	-	-
Lacking complete kitchen facilities	4	1.7	30.0 to 34.9 percent	-	-
No telephone service	8	3.3	35.0 percent or more	6	27.3
			Not computed.....	7	31.8

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Appendix D

MAPS

The following maps are included and referenced as follows;

Map 1 (Existing Land Use) details existing land uses at the time of the study based on the following definitions:

Industrial

Parcel of land zoned industrial or its primary use is industrial in nature.

Commercial

Parcel of land zoned commercial or its primary use is commercial in nature.

Residential

Parcel of land 10 acres or smaller.

Residential-Woods

Parcel of land greater than 10 acres, predominantly wooded and contains a private residence.

Residential-Ag

Parcel of farmland greater than 10 acres and contains a private residence.

Farmland

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands or open water and is predominantly agricultural in nature.

Farmland-Woods

Parcel of farmland with a minimum of 10 acres as woods.

Farmstead

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

Mixed

Parcel of land greater than 10 acres, is **not** residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

Public Recreation

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

Public

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

Map 2 (Steep Slopes) locates steep slopes

Map 3 (Woodlots) locates wooded areas 10 acres in size or greater

Map 4 (Wetlands) locates wetland areas based on soil characteristics

Map 5 (Water Quality Management Areas and Frequently Flooded)

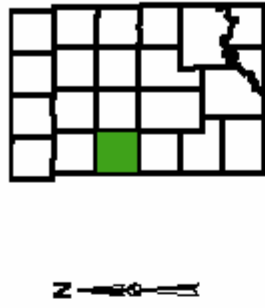
Map 6 (Soil Productivity) delineates soils by classes

Map 7 (Preferred Land Use) delineates preferred land uses

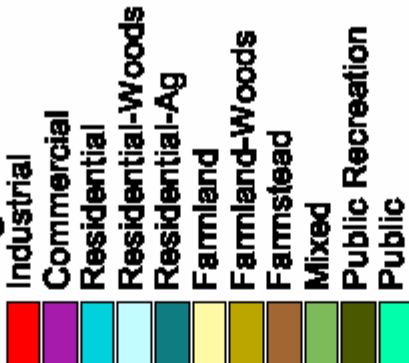
Map 8 School Districts

Map 9 1927 Plat Map

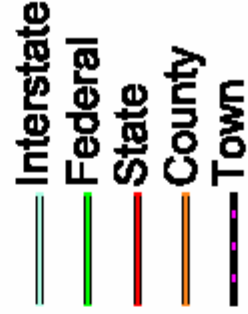
EXISTING LANDUSE **Town of Stanton** **Dunn County, Wisconsin**



Existing Land Use

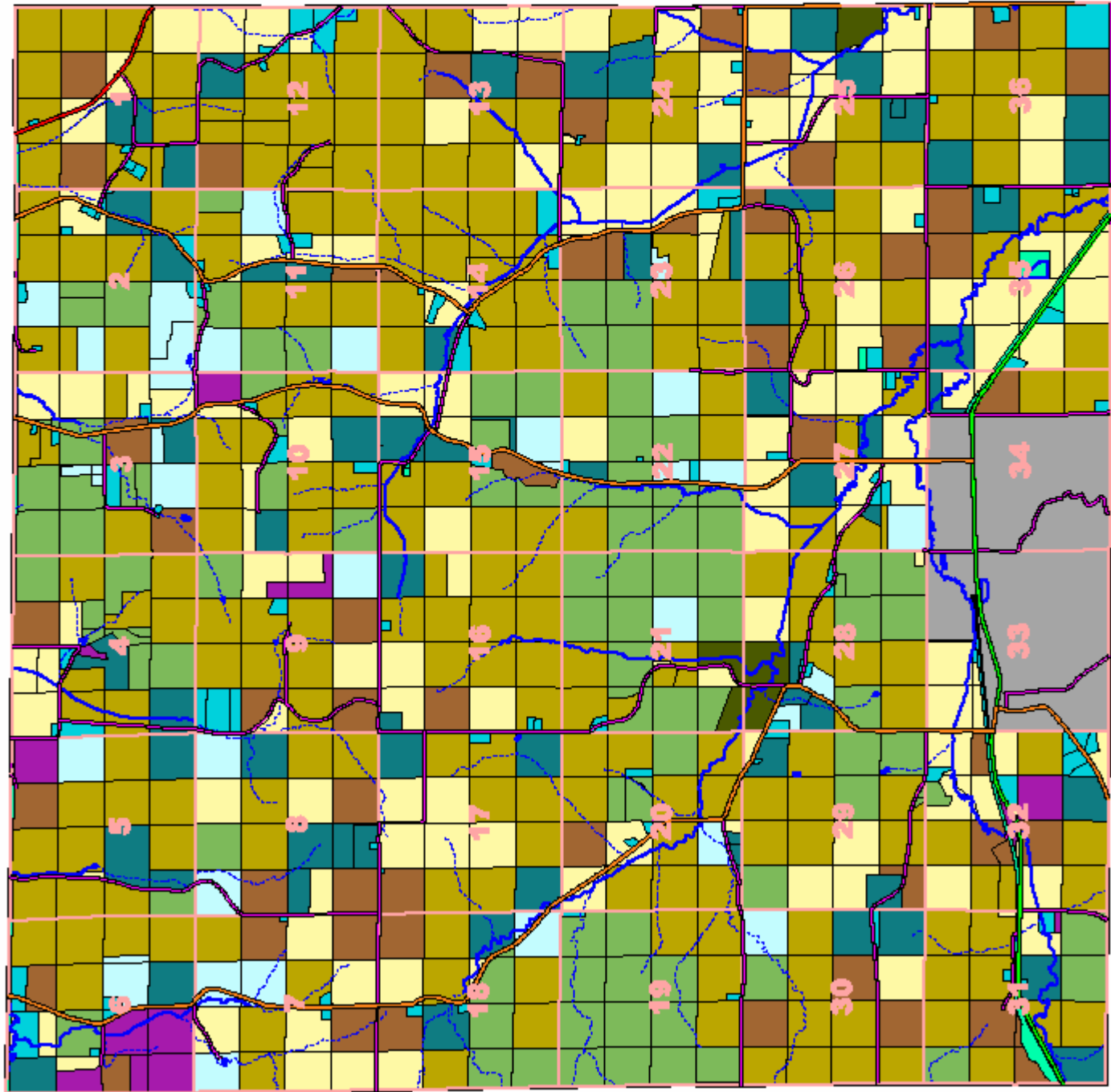


TRANSPORTATION



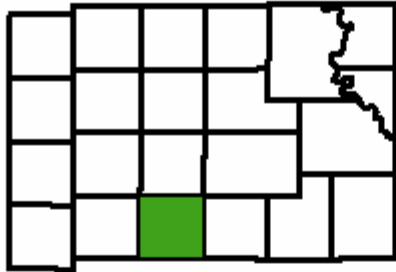
2004 Photography

January, 2005



STEEP SLOPES

Town of Stanton
Dunn County, Wisconsin



Slopes Greater Than 20 Percent



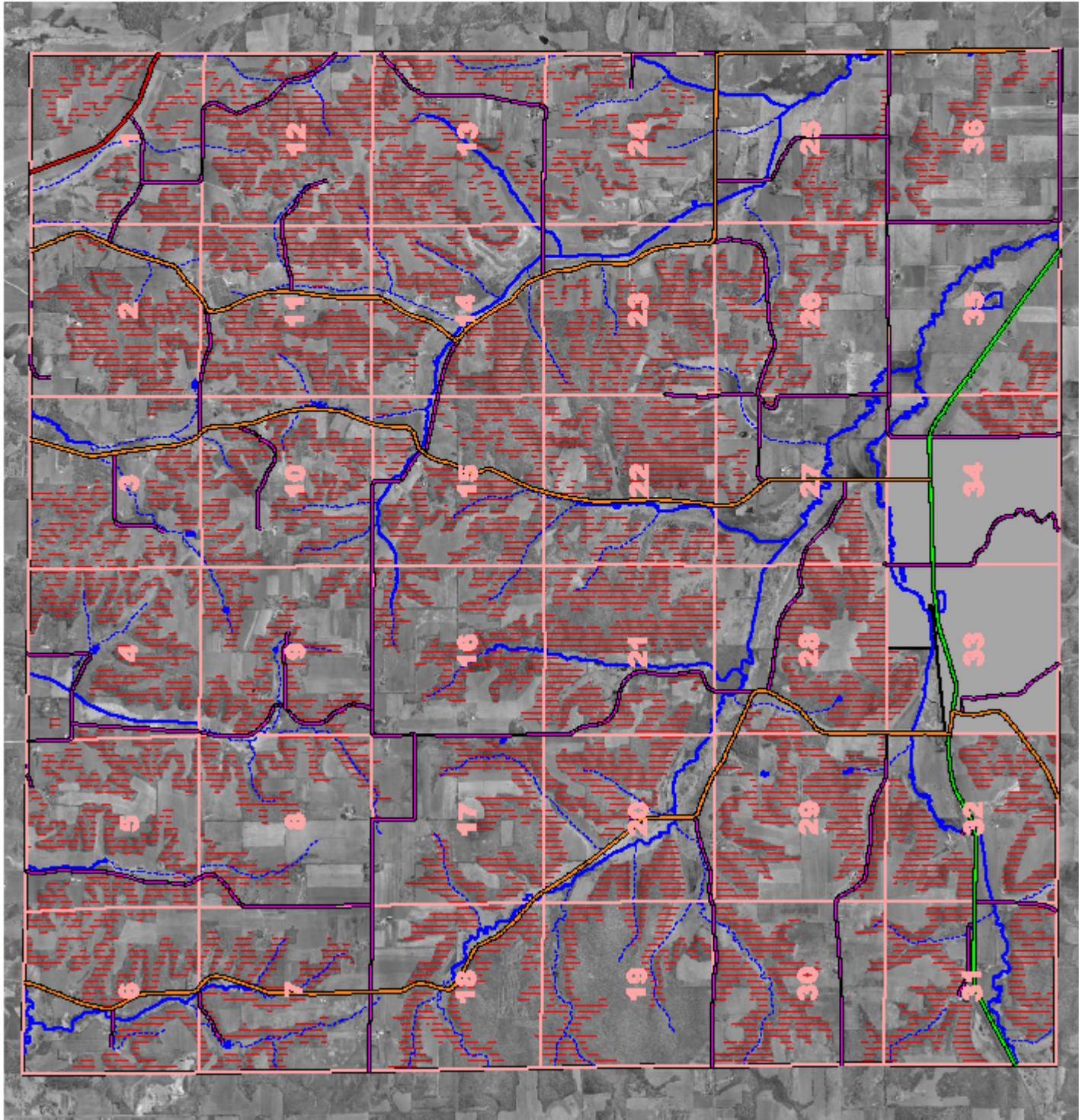
TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

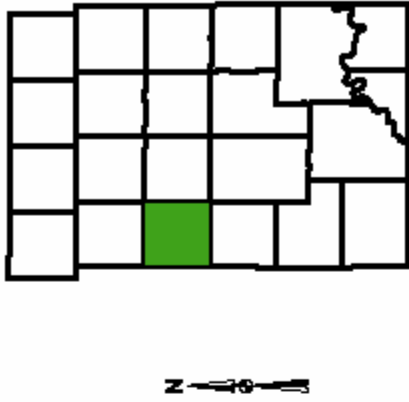
- Sections
- Hydrology

2004 Photography

January, 2005



WOODLOTS GREATER THAN 10 ACRES **Town of Stanton** **Dunn County, Wisconsin**



Woodlots Greater Than 10 Acres

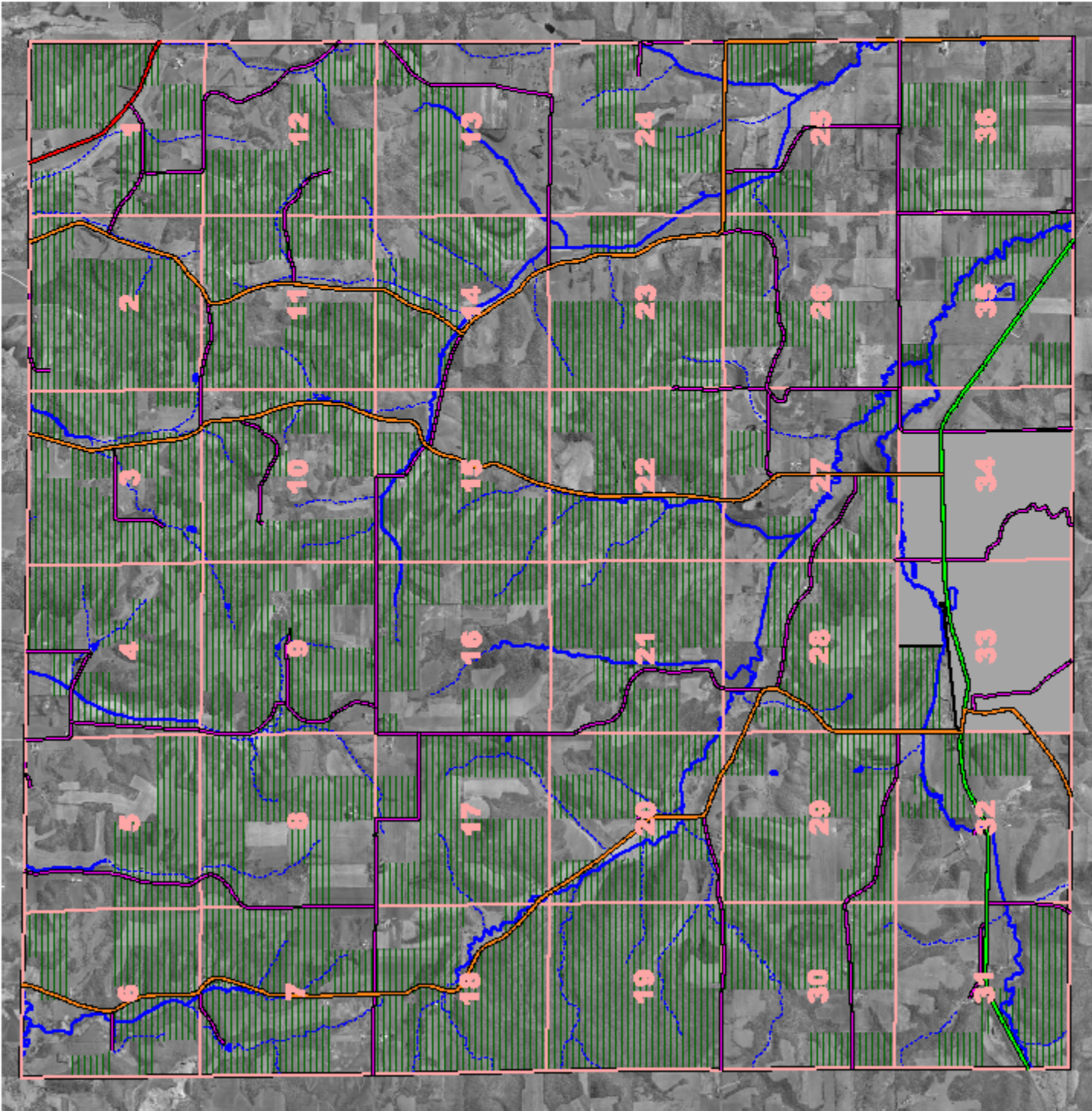
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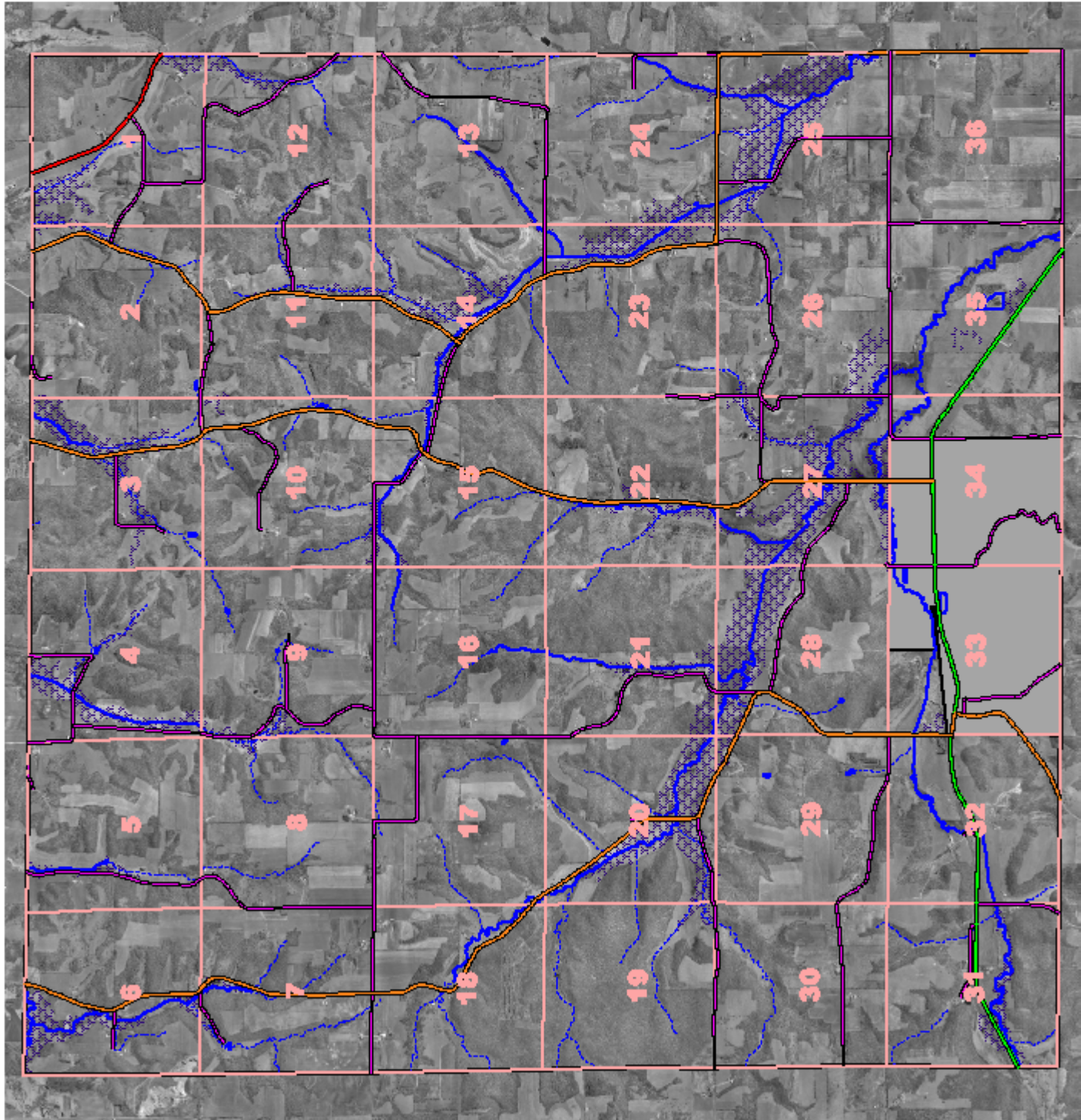
- Interstate
- Federal
- State
- County
- Town

- Sections
- Hydrology

2004 Photography

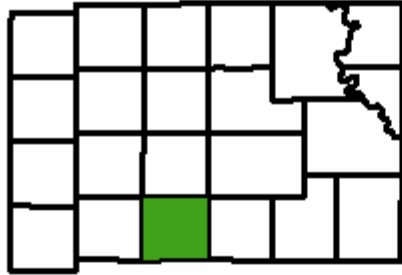
January, 2005





WETLANDS

Town of Stanton
Dunn County, Wisconsin

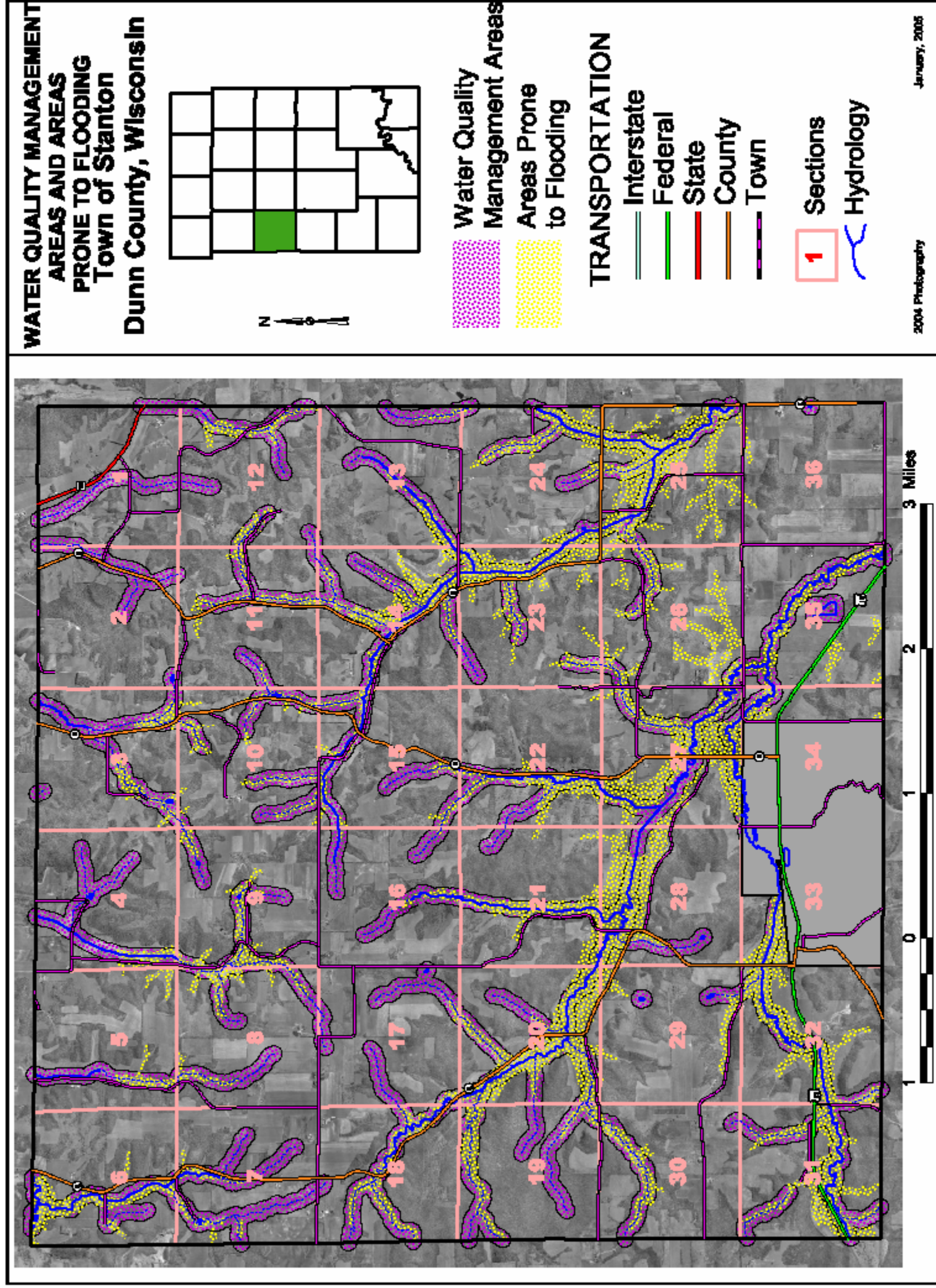


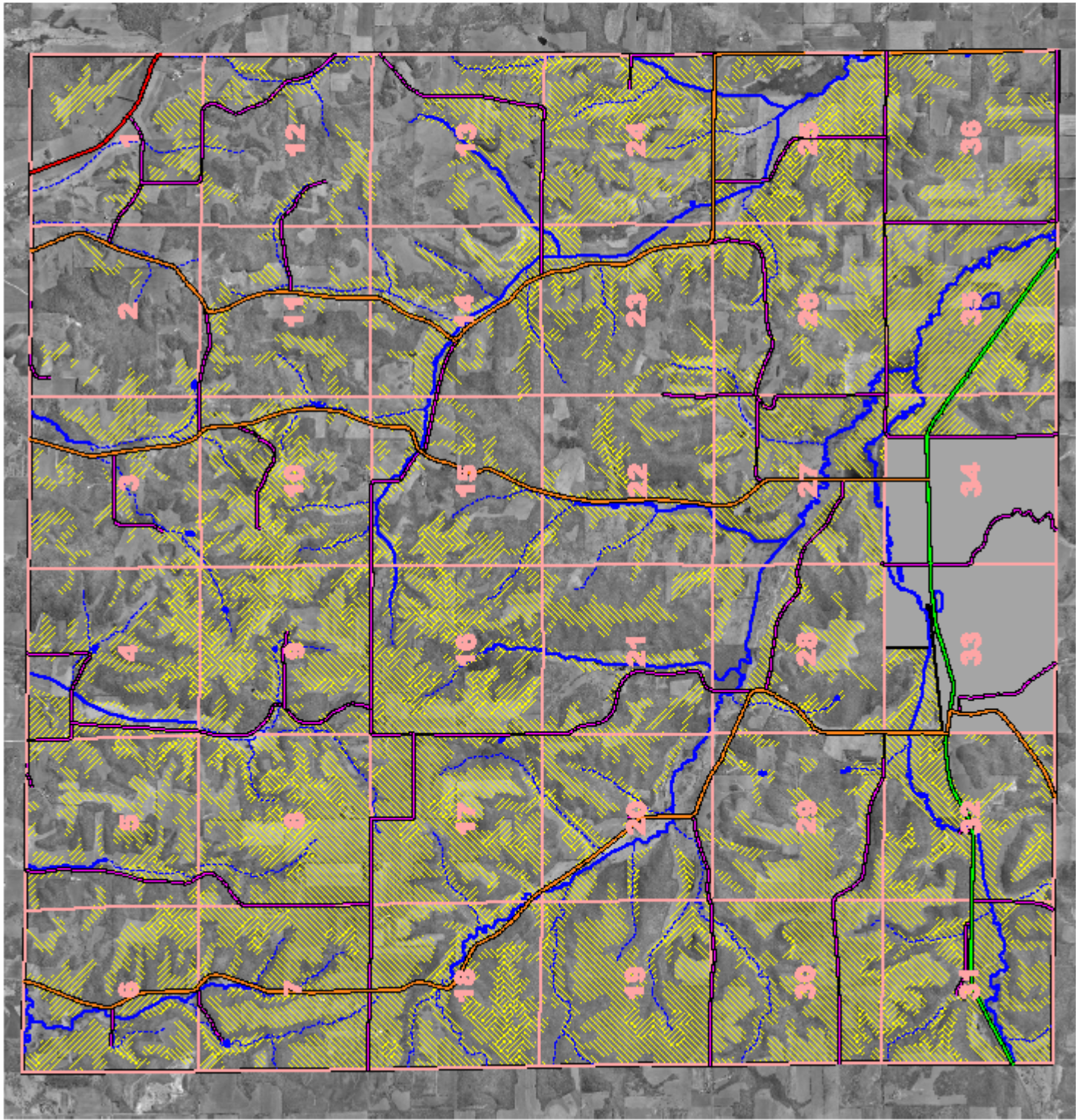
TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

- 1 Sections
- Hydrology

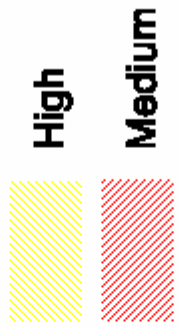
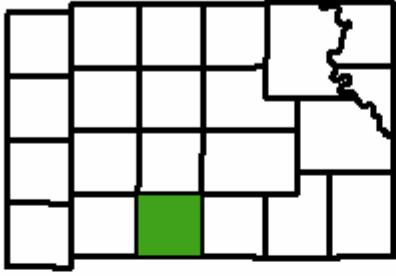
2004 Photography January, 2005





SOIL PRODUCTIVITY

Town of Stanton
Dunn County, Wisconsin



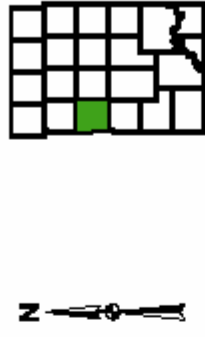
TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

- 1 Sections
- Hydrology

2004 Photography January, 2005

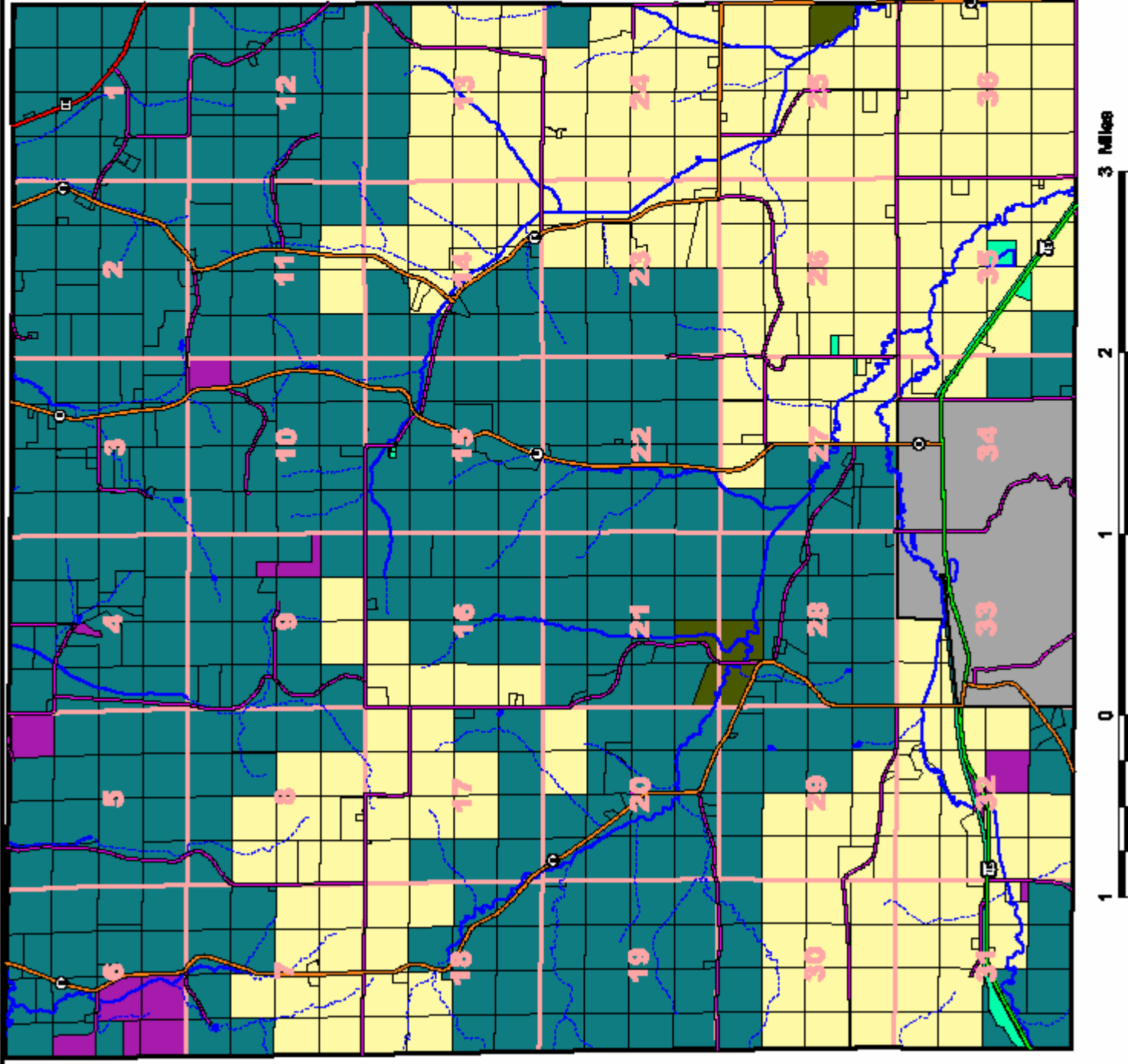
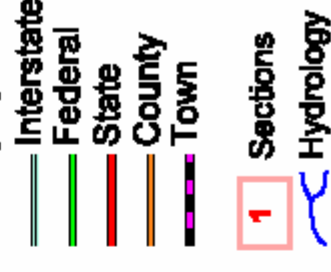
PREFERRED LAND USE
Town of Stanton
Dunn County, Wisconsin

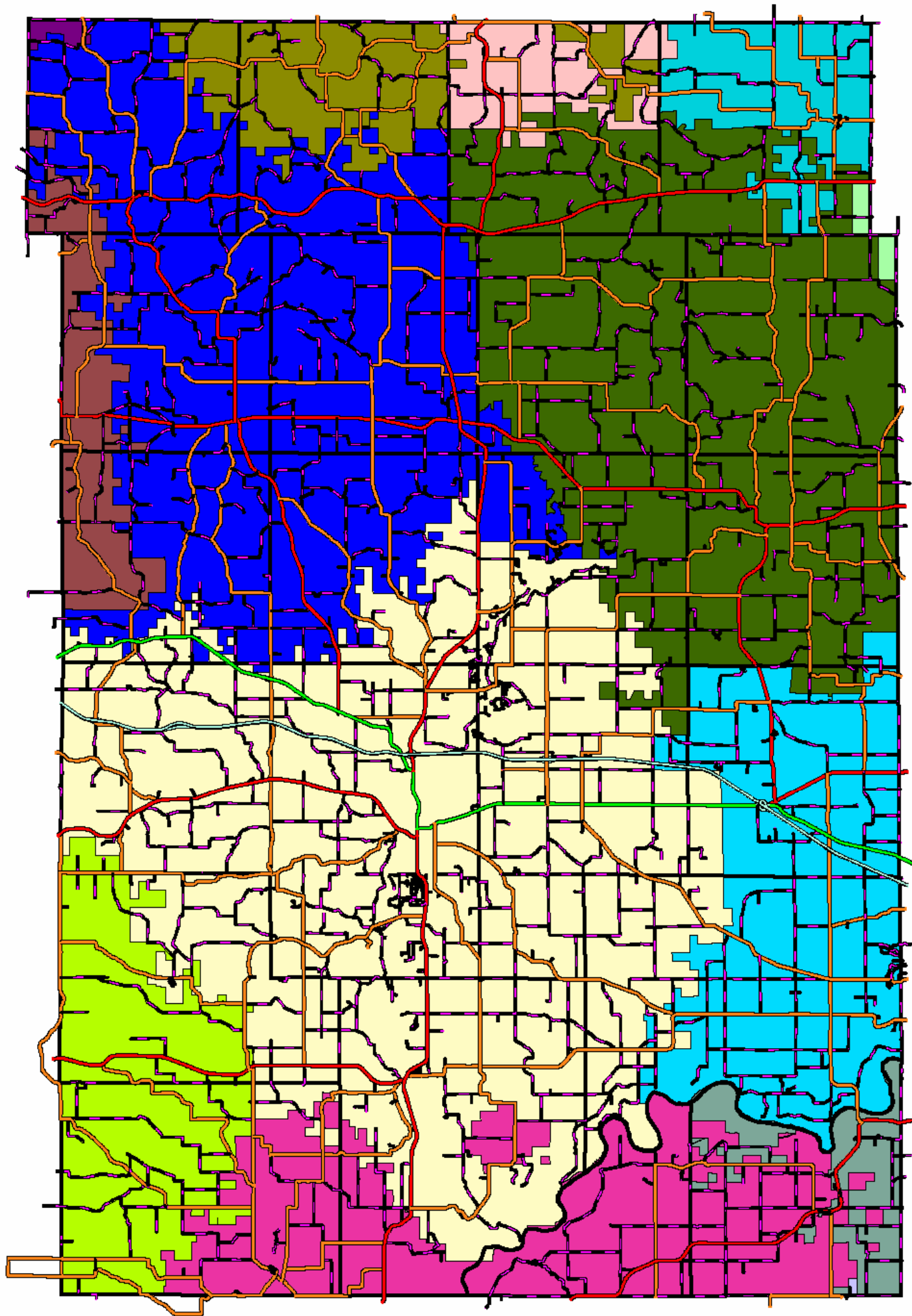


Preferred Land Use



TRANSPORTATION





Transportation

- Interstate
- Federal
- State
- County
- Town

School Districts

- | | |
|--------------|-----------------|
| — Barron | — Eau Claire |
| — Bloomer | — Elk Mound |
| — Boyceville | — Elmwood |
| — Chetek | — Glenwood City |
| — Clear Lake | — Menomonie |
| — Colfax | — Mondovi |
| — Durand | — Prairie Farm |

SCHOOL DISTRICTS Dunn County, Wisconsin

January 2005

